



Medway Authority Monitoring Report 2021

1st April 2020 — 31st March 2021

Volume 2 - Tables

December 2021

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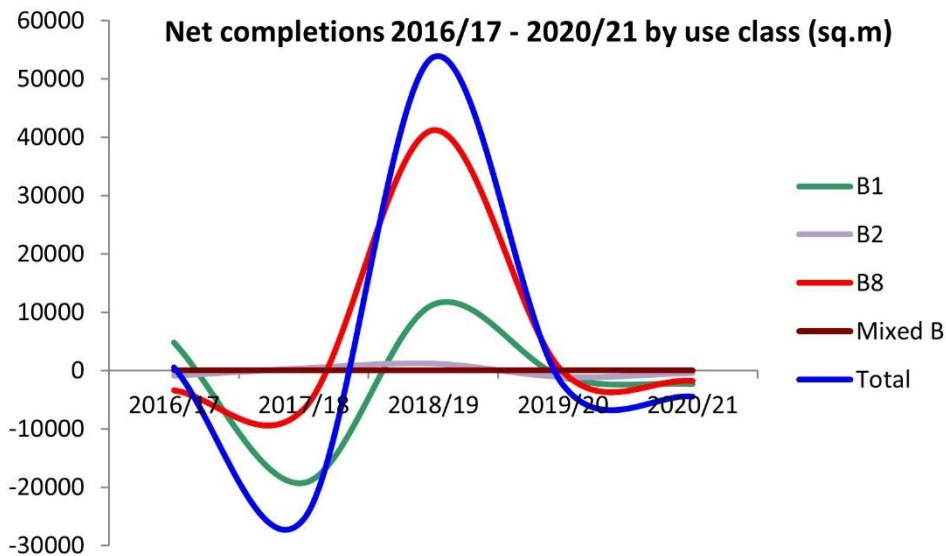
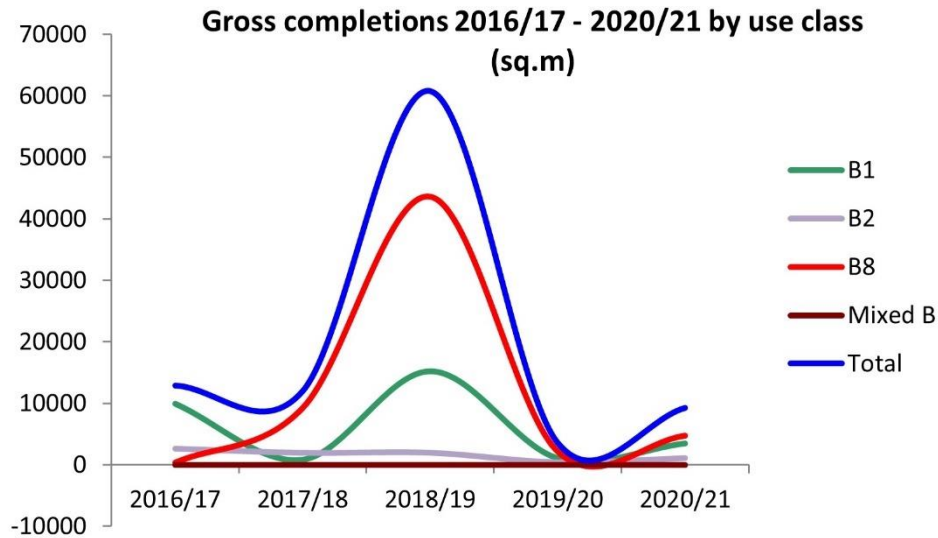
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1) Employment Land Availability Tables and Data



Employment graphs



Net completions of employment land remained low this year with losses continuing to outweigh gains.

Even though there has been substantial loss in each employment sector this year there is still a significant amount of development that has planning permission and is either already under construction or not yet started. In total there is 817,865sq.m (net) employment floorspace with planning permission, with 656,067 sq.m (net) expected to come forwards in the next 15 years (68,405sq.m of this is currently already under construction). Following a revised masterplan for the National Grid land at Grain, this includes a lower amount of floorspace on that site (298,973sq.m) than the full amount permitted in 2010 (464,685sq.m) which is expected to come forward at Grain by 2037.



Previously developed land

Table: Employment land completed 2020/21 on previously developed land (sq.m)

	B1 gross	B2 gross	B8 gross	Mixed B	Total	Total %
Non PDL	362	0	394	0	756	8.2
PDL	3,076	1,058	4,319	0	8,453	91.8
Total	3,438	1,058	4,713	0	9,209	100

At about 92%, most of the development was completed on Previously Developed Land, this is split across a wide range of non town centre sites within Medway. A large proportion of development was use class B8 and primarily on Medway City Estate.

Floorspace supply

Table: Total Floorspace (sq. m) supply at 2020/21

	B1	B2	B8	Mixed B	Total
Completed floorspace 2020/21(net)	-2,282	-424	-1,772	0	-4,478
Floorspace with planning permission as at 31/3/2021 (net)	182,230	361,473	239,691	38,949	822,343
Floorspace with planning permission as at 31/3/2021 (percentage)	22.2%	44%	29.1%	4.7%	100
Total supply (sq.m)	179,948	361,049	237,919	38,949	817,865



Table 1: B1 - B8 planning consents

Planning consents valid 1 April 2020 to 31 March 2021

Section 1: Development completed by 31 March 2021

P/P No.	Location	Applicant	Area (ha) (sq.m.)	B1 (sq.m.)	B2	B8	Mixed B (sq.m.)
Town centre							
MC141771	3A Fox Street GILLINGHAM ME7 1HQ	Bell Zinc and Copper Roofing	0.02	15	22	0	0
MC181558	Knight Road and priory road Strood ROCHESTER ME2 2BA	John Collins	0.20	0	0	470	0
MC191951	Conquest Industrial Estate Knight Road Strood ROCHESTER	Highland Designs	0.14	0	0	400	0
Sub-total for Town centre			0.36	15	22	870	0
Non town centre							
MC164356	Eastcroft Town Road Cliffe Woods ROCHESTER ME3 7RL	Mr Lane	0.30	362	0	394	0
MC173885*	22 Second Avenue CHATHAM ME4 5AU	Mr V Sillett	0.14	0	136	0	0
MC181520	Basin 1 Maritime Way Chatham Maritime CHATHAM	Mr J Sadler	0.26	200	0	0	0
MC183599	486 Lower Rainham Road Rainham GILLINGHAM ME8 7TN	Mr & Mrs Wilson	0.10	165	0	0	0
MC190146	London Medway Commercial Park James Swallow Way Kingsnorth ROCHESTER ME3 9GX	Mr Ian Burgon	0.60	450	0	0	0
MC190962	69 Maidstone Road CHATHAM ME4 6DP	Mr Chinyemba	0.24	34	0	0	0
MC191156	Medway City Estate Anthonys Way Frindsbury ROCHESTER ME2 4NS	Architecture Design Ltd	0.55	0	0	2100	0
MC191960	Medway City Estate Maritime Close Frindsbury ROCHESTER	Redsquare Architects Ltd	0.04	146	0	0	0

Table 1: B1-B8 planning consents, Section 1: Development completed



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P/P No.	Location	Applicant	Area (ha) (sq.m.)	B1 (sq.m.)	B2	B8	Mixed B (sq.m.)
MC192129	Cliffe House Anthony's Way Frindsbury ROCHESTER	Cliffe Contractors Ltd	0.58	212	0	0	0
MC193336	MEMs Power Generation Beechings Way Twydall GILLINGHAM ME8 6PS	Mr Glen Jarvis	0.24	0	0	340	0
MC200639	50 Pembroke Court North Road Chatham Maritime CHATHAM	Mr Cable	0.19	934	0	0	0
MC201577	2 Priory Road Strood ROCHESTER ME2 2EG	Will Yussuf	0.09	0	900	0	0
MC201811	Unit A1 Jenkins Dale CHATHAM ME4 5RD	Victory Pension Scheme	0.20	920	0	0	0
MC202125	Steelfields Owens Way GILLINGHAM ME7 2RT	Mr L Peters	0.19	0	0	1009	0
Sub-total for Non town centre			3.72	3423	1036	3843	0
TOTAL			4.08	3438	1058	4713	0

Notes. Only consents creating new floorspace are shown.

* This site was incorrectly counted as having floorspace lost in 2019, so it has been added back in here to counteract the loss.

Table 1: B1-B8 planning consents, Section 1: Development completed



Section 2: B1 - B8 planning consents not started at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC182309	Adj Rochester Station Corporation Street ROCHESTER ME1 1NH	Leander Homes Ltd	0.20	88	88	0	0
MC183379	73 High Street CHATHAM ME4 4EE	Insight Architects	0.01	68	0	0	0
Sub-total for Town centre			0.21	156	88	0	0
Non town centre							
MC112756	Land at Chatham Docks Pier Road GILLINGHAM ME4 4SW	Peel Land and Property (Ports no.3) Ltd	13.37	0	0	0	40516
MC172044	1-7 Canal Road Strood ROCHESTER ME2 4DR	Mr Brar	0.06	671	0	0	0
MC180074	Land at North Sea Terminal Salt Lane Cliffe ROCHESTER ME3 7SX	SLR Consulting	5.12	0	5000	0	0
MC180121	5-10 Formby Terrace Formby Road Halling ROCHESTER ME2 1AW	DHA Planning	0.40	448	0	448	0
MC180248	14-16 Luton Road Luton CHATHAM ME4 5AA	Ms Matthews	0.01	42	0	0	0
MC180827	Sunderland Quay Culpepper Close Frindsbury ROCHESTER ME2 4HN	Mr & Mrs Lucken	0.17	0	0	1020	0
MC181878	London Medway Commercial Park Eschol Road Kingsnorth ROCHESTER ME3 9ND	Barton Wilmore	1.88	1364	0	5435	0
MC182067	23 Star Hill ROCHESTER ME1 1XF	Sidell Architects	0.03	103	0	0	0
MC182176	Flanders Farm Ratcliffe Highway Hoo ROCHESTER	Goatham	1.43	0	0	3488	0
MC183608	CPI Books Ltd Badger Road Lordswood CHATHAM ME5 8TD	Town Planning Services	0.85	214	2315	2315	0
MC190299	Land at Thamesport Grain Road Grain ROCHESTER ME3 0EP	Thamesport Cement Ltd	8.67	0	13492	0	0

Table 1, Section 2: B1 - B8 planning consents not started



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC191028	London Medway Commercial Park James Swallow Way Kingsnorth ROCHESTER ME3 0GX	Mr Simon Flisher	2.79	0	0	11728	0
MC191284	Bromhey Farm Lipwell Hill Cooling ROCHESTER ME3 8DS	Ms Sarah Cooper	0.01	110	0	0	0
MC191556	Rochester Airport Maidstone Road CHATHAM ME1 2XX	Regeneration	18.54	23700	76948	0	0
MC192332	Veolia Environmental Services George Summers Close Frindsbury ROCHESTER	Veolia ES (UK) Ltd	0.03	326	0	0	0
MC192364 #	Kaler House George Summers Close Frindsbury ROCHESTER	JM Clark Ltd	0.21	1003	0	0	0
MC192421	Bowen House Bredgar Road GILLINGHAM ME8 6PL	Mr F Sword	0.23	0	0	0	362
MC192897	Ringshill Farm Wouldham Road Borstal ROCHESTER	Gore	0.41	0	0	1519	0
MC193043	Transnordic Vicarage Lane Hoo ROCHESTER ME3 9LB	Mr MacBain	0.09	638	0	0	0
MC193073	Shutdown Maintenance Services Ltd Kingsnorth Industrial Estate Kingsnorth ROCHESTER ME3 9ND	Mr Robert Faux	0.53	766	0	0	0
MC193126	4 London Road Strood ROCHESTER ME2 3HT	2 Design	0.01	39	0	0	0
MC193128	Flanders Farm Ratcliffe Highway Hoo ROCHESTER ME3 8QE	Goatham	11.87	310	0	9986	0
MC193158	Land East of Formby Road Halling ROCHESTER	St Andrews Trading Limited	0.47	752	0	431	0
MC200602	Asda Store Pier Road GILLINGHAM ME7 1RZ	Mr John Arnold	0.05	0	0	16	0
MC20080370	Kingsnorth Industrial Estate Eschol Road Hoo ROCHESTER ME3 9ND	Goodman	75.58	15881	114544	5545	0
MC20090417	Temple Waterfront Between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	21.79	3200	0	0	7100
MC20091628	National Grid Property Holdings Grain Road Grain ROCHESTER ME3 0AE	National Grid Property Holdings Ltd	154.94	144302	144422	159107	0

Table 1, Section 2: B1 - B8 planning consents not started



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC201438	34 Canterbury Street GILLINGHAM ME7 5TX	West Kent Group Ltd	0.01	23	0	0	0
MC201812	Ambley Road Gillingham Business Park GILLINGHAM ME8 0PU	Mr Michael Mills Firstplan	0.20	0	0	0	741
MC202674	Complete Moling Services Fenn Street St Mary Hoo ROCHESTER ME3 8RF	Mr Adam Thompson	0.23	942	0	0	0
Sub-total for Non town centre			319.97	194834	356721	201038	48719
TOTAL			320.18	194990	356809	201038	48719

* Outline consent

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes. Only permissions creating new floorspace are shown.



Section 3: B1 - B8 development under construction at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC172333	Rochester Riverside Corporation Street ROCHESTER ME1 1NH	Countryside Properties & The Hyde Group	24.50	200	0	0	0
MC183659	Chatham Waterfront Medway Street/Globe Lane CHATHAM	Medway Development Company	1.27	381	0	0	0
MC190825	The Mall High Street GILLINGHAM	Medway Council	0.36	1224	0	0	0
MC191396	143 High Street ROCHESTER ME1 1EL	Synergy	0.01	0	0	23	0
Sub-total for Town centre			26.14	1805	0	23	0
Non town centre							
MC130750	Phase 2 Land off Bailey Drive GILLINGHAM ME8 0RN	Henry Schein	3.02	0	0	5342	0
MC150081	Former Kitchener Barracks Dock Road CHATHAM	J G Chatham Ltd	4.77	179	0	0	0
MC151051	Zone D National Grid Land Grain Road Grain ROCHESTER ME3 0AE	National Grid Property	9.08	5670	5550	5550	0
MC181979	London Medway Commercial Park Eschol Road Kingsnorth ROCHESTER ME3 9ND	Goodman	3.14	0	0	26983	0
MC182961	West of Town Road Cliffe Woods ROCHESTER ME3 8JX	Esquire Developments	4.40	492	0	0	0
MC191748	Plot 1 Anthonys Way Frindsbury ROCHESTER	Mr A Gibbons	2.92	0	6000	6000	0
MC192742	Land West of Maidstone Road And South of Stoney Lane ROCHESTER ME1 3QZ	Clifford Thurlow	1.00	0	0	60	0
MC20011342	Land south of Kent Terrace Canterbury Lane Rainham GILLINGHAM ME8 8GL	Beckett Pension Fund (London) Ltd	0.53	0	0	0	2350
MC20051195	Fort Horsted Primrose Close CHATHAM ME4 6HZ	Avondale Environmental Services Ltd	0.30	446	563	130	0
MC201222	Plot 2A Culpepper Close ROCHESTER ME2 4HU	Iain Warner	0.15	384	0	0	0
MC201247	58-64 Grove Road Strood ROCHESTER ME2 4BY	Arjan Noreca	0.04	265	0	115	0

Table 1, Section 3: B1 - B8 development under construction



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC201311	Kingsnorth Industrial Estate Main Road Kingsnorth ROCHESTER ME3 9ND	Mr David Wilkins	0.17	26	0	0	0
MC201806	Medway Distribution Centre Courteney Road GILLINGHAM ME8 0RT	Ms Baller Waldon Telecom Ltd	0.01	0	0	43	0
MC202437	London Medway Commercial Park Jetty Road Kingsnorth ROCHESTER ME3 9ND	Mr Colin Basi	0.30	0	0	429	0
Sub-total for Non town centre			29.83	7462	12113	44652	2350
TOTAL			55.97	9267	12113	44675	2350

Notes. Only consents creating new floorspace are shown.

Permissions prior to 1 April 2005 will not include the category Mixed B.

Consents are monitored as a whole, there may be some completed floorspace within any consent but this will not be recorded as completed until the entire consent is complete.

Table 1, Section 3: B1 - B8 development under construction



Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2021 (see notes at end of table)

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>B1 (sq.m.)</i>	<i>B2 (sq.m.)</i>	<i>B8 (sq.m.)</i>	<i>Mixed B (sq.m.)</i>
Town centre							
MC164006	86-88 High Street CHATHAM ME4 4DS	Business Help UK Group Ltd	-0.03	-141	0	0	0
MC190253	162 High Street GILLINGHAM ME7 1AJ	Mr Ahmet Kocaman	-0.01	-97	0	0	0
MC193050	157-163 High Street CHATHAM ME4 4BA	Synergy	-0.08	0	0	-880	0
MC200306	172 High Street ROCHESTER ME1 1EX	Miss R Slack	-0.01	0	0	-78	0
MC200432 #	204 High Street ROCHESTER ME1 1JA	P Sparks	-0.01	-59	0	0	0
Sub-total for Town centre			-0.14	-297	0	-958	0
Non town centre							
MC164682	91-93 Bryant Road Strood ROCHESTER ME2 3ES	Mr & Mrs Thakrar	-0.02	0	0	-38	0
MC171120	2 Central Road Strood ROCHESTER ME2 3ER	Ms Emery	0.00	-64	0	0	0
MC172467	Travellers Tan Sharnal Street High Halstow ROCHESTER ME3 8QR	Mr & Mrs Cameron	-0.11	0	0	-75	0
MC191284 #	Bromhey Farm Lipwell Hill Cooling ROCHESTER ME3 8DS	Ms Sarah Cooper	-0.01	-54	0	0	0
MC191770	1 Lyra Close Rainham GILLINGHAM ME8 0EJ	The Deborah Patience Will Trust	-0.16	0	0	-140	0
MC200613 #	Prince Regent House Quayside Chatham Maritime CHATHAM ME4 4QZ	Mr Daniel Joint	-0.23	-2784	0	0	0
MC200639	50 Pembroke Court North Road Chatham Maritime CHATHAM	Mr Cable	-0.19	-935	0	0	0
MC200704	10 - 12 Victoria Street ROCHESTER ME1 1XH	Mr Peter Thomas	-0.01	-288	0	0	0
MC200816 #	MBS House Bredgar Road GILLINGHAM ME8 6PL	Mr P Ranson	-0.90	0	0	-4050	0
MC200825	The Court Yard Holding Street Rainham GILLINGHAM ME8 7HE	Mr S Langton	-0.01	-186	0	0	0

Table 1, Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC200827	26-36 Ivy Street Rainham GILLINGHAM ME8 8BE	Lynsted Developments Ltd	-0.08	0	-473	0	0
MC201247	58-64 Grove Road Strood ROCHESTER ME2 4BY	Arjan Noreca	-0.04	-122	0	0	0
MC201577	2 Priory Road Strood ROCHESTER ME2 2EG	Will Yussuf	-0.09	0	0	-900	0
MC202125	Steelfields Owens Way GILLINGHAM ME7 2RT	Mr L Peters	-0.19	0	-1009	0	0
MC202600	Dajen Business Park Second Avenue Luton CHATHAM ME4 5AU	Mr Michael Olyedemi	-0.10	-990	0	0	0
MC202776	Unit 20 Lakeside Park Neptune Close ROCHESTER ME2 4LT	Mrs Kier Price	-0.22	0	0	-324	0
Sub-total for Non town centre			-2.36	-5423	-1482	-5527	0
TOTAL			-2.50	-5720	-1482	-6485	0

Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.

Notes: Only consents with floorspace in the categories for this table are shown. This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include redevelopment/reconstruction/change of use whether or not new floorspace has been created. Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed, the development under construction or development not started table.

Table 1, Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss



Section 5: Potential loss of B1 - B8 floorspace in planning consents not started at 31 March 2021

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>B1 (sq.m.)</i>	<i>B2 (sq.m.)</i>	<i>B8 (sq.m.)</i>	<i>Mixed B (sq.m.)</i>
Town centre							
MC162445	55 Green Street GILLINGHAM ME7 1AE	Mrs Chudna NSA	-0.03	-125	0	0	0
MC164235	54C Green Street GILLINGHAM ME7 1XA	Mr Brar Goldex Investments Ltd	-0.01	0	0	-73	0
MC164304	13-17 Church Street CHATHAM ME4 4BT	Fastgrow Investments Ltd	-0.07	0	-351	0	0
MC173238	28 Military Road CHATHAM	Mr P Hickey	-0.12	-8000	0	0	0
MC181020	165 High Street CHATHAM ME4 4BA	Mr A Usenmez	-0.01	0	0	-100	0
MC181503	259-261 High Street ROCHESTER ME1 1HQ	Mr T Ingleton	-0.12	-689	0	0	0
MC181782	311 Station Road Rainham GILLINGHAM ME8 7PU	Mr Bowra	-0.10	-377	0	0	0
MC190180	263-265 High Street CHATHAM ME4 4BZ	Hertford Planning Service	-0.03	-210	0	0	0
MC191074	33 Richard Street CHATHAM ME4 4AH	Invent Architecture Ltd	-0.02	-258	0	0	0
MC192136	153-155 High Street CHATHAM ME4 4BA	Mr A Sharon	-0.04	0	0	-299	0
MC192743	55 Green Street GILLINGHAM ME7 1AE	Tudor Agencies	-0.03	-125	0	0	0
MC192808	9 Railway Street CHATHAM ME4 4DG	Rayner Davies Architects	-0.01	-150	0	0	0
MC201625	47-67 High Street CHATHAM ME4 4LE	Miss Nadine James	-0.45	-6000	0	0	0
MC202316	62 High Street GILLINGHAM ME7 1AY	Mr Boyce	-0.01	-111	0	0	0
MC202905	1 Cambridge Terrace CHATHAM ME4 4RG	Mr Phillip Matthewman	-0.03	-200	0	0	0
MC203169	2 North Street Strood ROCHESTER ME2 4SH	Mr Joe Alderman	-0.03	-188	0	0	0
MC203226	19 Railway Street CHATHAM ME4 4HU	Mr Peter Smith	-0.01	-128	0	0	0
Sub-total for Town centre			-1.13	-16561	-351	-472	0

Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Non town centre							
MC112756	Land at Chatham Docks Pier Road GILLINGHAM ME4 4SW	Peel Land and Property (Ports no.3) Ltd	-13.37	0	0	0	-12000
MC172272	Fleet House Upnor Road Lower Upnor ROCHESTER ME2 4UP	The Patman Trust	-0.16	0	-265	0	0
MC172301	Unit B2 Whitewall Road Frindsbury ROCHESTER ME2 4DZ	Reliance Energy Ltd	-0.20	0	0	-2010	0
MC172801	Land to the rear of 634 Lower Rainham Road Rainham GILLINGHAM ME8 7TX	Mrs G Halsey	-0.08	0	0	-210	0
MC182714	75 Strover Street GILLINGHAM ME7 1JD	Mr F Sword	-0.02	0	0	-329	0
MC183608	Cpi Books Ltd Badger Road Lordswood CHATHAM ME5 8TD	Town Planning Services	-0.85	0	-1866	-1867	0
MC190038	Bardell Terrace ROCHESTER ME1 1NG	Quinn Estates Ltd & Classicus Ltd	-4.00	-725	-1415	-1035	0
MC192226	Titus Barn Meresborough Lane Rainham GILLINGHAM ME8 8PR	Mr Brian Beaton	-0.27	-291	0	0	0
MC192363	2 Corporation Road GILLINGHAM ME7 1RF	Mr & Mrs A Pratt	0.00	0	-46	0	0
MC192364 #	Kaler House George Summers Close Frindsbury ROCHESTER	JM Clark Ltd	-0.21	0	0	0	-120
MC192759	Grange Redoubt Grange Road GILLINGHAM ME7 2UN	Mr F Friday	-0.10	0	-60	0	0
MC192807	67 Ordnance Street CHATHAM ME4 6SH	Mr Kosala Dissanayake	-0.01	0	0	-47	0
MC193043	Transnordic Vicarage Lane Hoo ROCHESTER ME3 9LB	Mr MacBain	-0.09	-208	0	0	0
MC200229	2 Borough Road GILLINGHAM ME7 4LS	Paul Fowler	-0.02	-125	0	0	0
MC200269	15 Coulman Street GILLINGHAM ME7 4HT	Mr S Sharma	-0.02	0	0	-52	0

Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC200612	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Daniel Rose	-0.42	-3065	0	0	0
MC20090417	Temple Waterfront Between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	-21.79	0	-3200	0	0
MC202108	4 Canterbury Street GILLINGHAM ME7 5TS	Mr John Collins	-0.02	-335	0	0	0
MC202498	13-15 High Street Brompton GILLINGHAM ME7 5AA	Mr J Price	-0.03	-178	0	0	0
MC202585	36 New Road CHATHAM ME4 4QR	Mr Graham Gatley	-0.02	-168	0	0	0
MC202674	Complete Moling Services Fenn Street St Mary Hoo ROCHESTER ME3 8RF	Mr Adam Thompson	-0.23	-271	0	0	0
MC203029	31 Balmoral Road GILLINGHAM ME7 4QB	Mr P Sparks	-0.01	-100	0	0	0
MC210287	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Mr Peter Everest	-0.02	0	-246	0	0
Sub-total for Non town centre			-41.95	-5466	-7098	-5550	-12120
TOTAL			-43.07	-22027	-7449	-6022	-12120
<p>* Outline consent # Subject to S106 not yet signed ^ Subject to referral to Secretary of State</p>							

Notes: Only consents with floorspace in the categories for this table are shown. This table includes those consents for redevelopment/reconstruction/change of use which have not started where there is a loss of B1 – B8 floorspace.



Section 6: B1 - B8 planning consents expired without development at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Non town centre							
MC153758*	Medway Valley Park Roman Way Strood ROCHESTER	Blue Circle Developments Ltd	1.24	1750	1750	0	0
MC173705	41 Barnsole Road GILLINGHAM ME7 4DT	Mr Sussex	0.03	-30	0	-260	0
Sub-total for Non town centre			1.27	1720	1750	-260	0
Town centre							
MC161443	82 Jeffery Street GILLINGHAM ME7 1DB	Legstone Builders	0.14	0	0	-517	0
Sub-total for Town centre			0.14	0	0	-517	0
TOTAL			1.41	1720	1750	-777	0

* Outline permission

Notes: Only consents with floorspace in the categories for this table are shown. Where losses have occurred under a superseded number, these will not be recorded again on subsequent applications, in order to avoid double counting.



Section 7: B1 - B8 planning consents excluded at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC101095 #	82 Jeffery Street GILLINGHAM ME7 1DB	Legstone Builders Ltd <i>Reason for exclusion: Superseded by MC122779 and MC161443</i>	0.14	0	-750	0	0
MC110167 #	Adjacent to Bus Station Medway Street CHATHAM ME4 4HA	Medway Council <i>Reason for exclusion: Superseded by MC161924 and subsequently MC183659</i>	0.52	256	-176	0	0
MC154562 #	263-269 High Street CHATHAM ME4 4BZ	Winpost Ltd <i>Reason for exclusion: Superseded by MC190180</i>	0.03	-210	0	0	0
MC160922 ^	8 High Street ROCHESTER ME1 1PT	Mr K Harding Oakland Property and Developments Ltd <i>Reason for exclusion: Prior approval refused, acoustic assessment required</i>	0.01	-97	0	0	0
MC162335 #	259-261 High street ROCHESTER ME1 1HQ	Downley Garages Directors Fund <i>Reason for exclusion: Superseded by MC181503</i>	0.13	-689	0	0	0
MC164121 #	11-17 High Street Strood ROCHESTER ME2 4AB	Mr Riley <i>Reason for exclusion: Superseded by MC190260</i>	0.07	-218	0	0	0
MC171630 #	153-155 High Street CHATHAM ME4 4BA	RAAS Properties <i>Reason for exclusion: Superseded by MC192136</i>	0.04	0	0	-299	0
MC180760 #	42 High Street ROCHESTER ME1 1LD	Mr N Priestley <i>Reason for exclusion: Superseded MC200560</i>	0.02	347	0	0	0
MC182708 #	47-67 High Street CHATHAM ME4 4LE	Montagu Evans - agent <i>Reason for exclusion: Superseded by MC201625</i>	0.45	-6000	0	0	0
MC182749 #	1 Cambridge Terrace CHATHAM ME4 4RG	Mr Matthewman <i>Reason for exclusion: superseded by MC202905</i>	0.03	-200	0	0	0
MC20042030 #	Rochester Riverside Corporation Street ROCHESTER ME1	SEEDA & Medway Council <i>Reason for exclusion: See MC103270 for phase 1A Superseded by MC172333</i>	34.68	9670	-1600	-37800	0

Table 1, Section 7: B1-B8 planning consents excluded



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Non town centre							
MC121791 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Redrow Homes (Easter)	80.00	500	500	500	0
Reason for exclusion: Superseded by MC193158 and MC190994							
MC122568 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Medway Energy Ltd	2.61	-14645	0	0	0
Reason for exclusion: Superseded by MC132115 and subsequently MC143631 then MC171250							
MC130541 #	Kingsnorth Commercial Park Kingsnorth ROCHESTER ME3 9ND	Goodman	25.18	8931	1295	102959	0
Reason for exclusion: Superseded by MC151658 then subsequently MC181979							
MC132115 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Mr Thurlow Chatham Quayside Limited	2.58	-16470	-9120	0	0
Reason for exclusion: Superseded by MC143631 then subsequently MC171250							
MC133182 #	2 Love Lane ROCHESTER ME1 1TN	Mr B Allum	0.01	0	0	-90	0
Reason for exclusion: Superseded by MC181104							
MC143631 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Chatham Quayside Ltd & Medway Basin Two Ltd	3.30	-14645	0	0	0
Reason for exclusion: Superseded by MC171250							
MC151658 #	London Medway Commercial Park Kingsnorth ROCHESTER	Mr Goodman	11.98	0	0	35554	0
Reason for exclusion: Superseded by MC181979							
MC154427 #	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd	0.52	-3065	0	0	0
Reason for exclusion: Superseded by MC165052							
MC160904 #	Medway City Estate Culpepper Close Frindsbury ROCHESTER ME2 4HN	KKB Group	0.16	0	0	402	0
Reason for exclusion: Superseded by MC201222							
MC162922 #	Medway City Estate Anthony's Way Frindsbury ROCHESTER ME2 4DY	Cliffe House Ltd	0.58	212	0	0	0
Reason for exclusion: Superseded by MC192129							
MC164861 #	4 London Road Strood ROCHESTER ME2 3HT	Mr Eissam Rashed	0.01	67	0	0	0
Reason for exclusion: Superseded by MC193126							

Table 1, Section 7: B1-B8 planning consents excluded



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC165052 #	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd <i>Reason for exclusion: Expired in 2020 and superseded by MC200612</i>	0.25	-3065	0	0	0
MC165096 #	Lordswood Industrial Estate Revenge Road Lordswood CHATHAM ME5 8TD	CPI Books Ltd <i>Reason for exclusion: Superseded by MC183608</i>	3.69	634	8244	-1578	0
MC181071 ^	London Medway Commercial Park Eschol Road Kingsnorth ROCHESTER ME3 9ND	Goodman <i>Reason for exclusion: MC181979 alternative for 2 units</i>	3.14	0	0	3488	0
MC181818 #	Anthony's Way Frindsbury ROCHESTER ME2 4DW	Location 3 Properties Ltd <i>Reason for exclusion: Superseded by MC191748</i>	3.70	0	0	1856	0
MC182528 #	Near Titus Farm Meresborough Lane Rainham GILLINGHAM ME8 8PR	Mr B Beaton <i>Reason for exclusion: Superseded by MC192226</i>	0.27	-289	0	0	0
MC182997 #	Grange Redoubt Grange Road GILLINGHAM ME7 2UN	Mr F Friday <i>Reason for exclusion: Superseded by MC192759</i>	0.10	0	-60	0	0
MC183574 #	(Barn rear of) Ordnance Street CHATHAM ME4 6SH	Paramount Land & Development LLP <i>Reason for exclusion: Superseded by MC192807</i>	0.01	0	0	-47	0
MC191171 #	26-36 Ivy Street Rainham GILLINGHAM ME8 8BE	Mr Martin Whale <i>Reason for exclusion: Superseded by MC200827</i>	0.08	0	-473	0	0
MC191998 ^	Chatham Docks North Side Three Road GILLINGHAM	Graham Simpkin Planning Ltd <i>Reason for exclusion: Implementation unlikely</i>	1.29	0	0	-3850	0
MC20001413 #	Land south of Kent Terrace Canterbury Lane Rainham GILLINGHAM ME8 8GL	Beckett Pension Fund <i>Reason for exclusion: Superseded by MC20011342</i>	1.29	600	300	0	0
MC20032452 #	22-26 Victoria Street ROCHESTER ME1 1XH	Lakehurst Developments Ltd <i>Reason for exclusion: Partly superseded by MC20071529 and MC103859</i>	0.46	292	0	-4989	0
MC20071529 #	22-26 Victoria Street ROCHESTER ME1 1XH	Future Homes UK <i>Reason for exclusion: Superseded by MC110006 and subsequently MC182883</i>	0.02	0	0	-66	0

Table 1, Section 7: B1-B8 planning consents excluded



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC20072153 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Cemex (UK) Operations Limited	80.66	0	0	0	3000

Reason for exclusion: Superseded by MC121791

Application superseded,
^ Implementation unlikely
** Further development unlikely

Notes: Only consents with floorspace in the categories for this table are shown. Where losses have occurred under a superseded number, they will not be recorded again on subsequent applications, in order to avoid double counting. Permissions identified as superseded will show within the system while the subsequent decision remains valid.



Section 8: B1 - B8 summary statistics; Planning consents valid 1 April 2020 to 31 March 2021

	<i>B1 (sq.m.)</i>	<i>B2 (sq.m.)</i>	<i>B8 (sq.m.)</i>	<i>Mixed B (sq.m.)</i>
Completions				
Development completed in survey period	3438	1058	4713	0
Lost due to redevelopment/reconstruction	-5720	-1482	-6485	0
	-2282	-424	-1772	0
Commitments				
Not started	194990	356809	201038	48719
Under construction	9267	12113	44675	2350
	(204257)	(368922)	(245713)	(51069)
Potential losses	-22027	-7449	-6022	-12120
	182230	361473	239691	38949
Exclusions				
Expired	1720	1750	-777	0

Table 1, Section 8: Summary statistics



Section 9 – Employment pipeline sites (B1 – B8)

Work is currently underway to progress the employment allocations for the emerging new Local Plan. Therefore, there are no further updates currently available to the data that was published in last year's 2019/20 AMR.

Section 10: Industrial Estates and Business Parks

Within Medway most industrial activities/businesses are to be found within the following estates. Further employment and retail uses are planned within various development briefs and areas where there are policy commitments (*these are detailed in the tables above*).

In preparation for the new Local Plan - and forming part of the SHENA (Strategic Housing and Economic Needs Assessment) - an Employment Land Study was undertaken, the findings are listed below.

Site Name	Site Area	Dominant Use Class	Predominant Stock Quality
Gads Hill, Gillingham	3.8	B2	Good
Ballard Business Park, Strood	1.67	A1, B2	Good
Second Avenue, Chatham	5.31	B1, B8, D1, D2	Mixed
Hopewell Drive, Chatham	3.83	B1, B2, B8	Mixed
Formby Road, Halling	28.7	B2	Good
Bridgewood Business Park, Rochester	3.74	B8	Good
Elm Court Industrial Estate, Gillingham	3.53	A1, B8 (Small proportion B1 and B2), D2	Good
Bloors Lane	0.69	B1	Good
2-10 Cuxton Road, Strood	3.34	B1	Good
Temple Industrial Estate, Strood	38.18	B8	Good
Medway Valley Park Industrial Estate, Strood	5.72	B2, B8	Good
Jenkins Dale, Chatham	1.09	B1 (small proportion of B2 and B8)	Good
Cuxton Industrial Estate, Cuxton	0.9	B1, B2, B8	Good
Fenn Street Industrial Estate, Hoo	1.78	B1, B2, B8	Good
Castle View, Rochester	0.71	B1, B2, B8	Good
Hoo Industrial Estate, Hoo	7.5	B1, B2, B8	Mixed



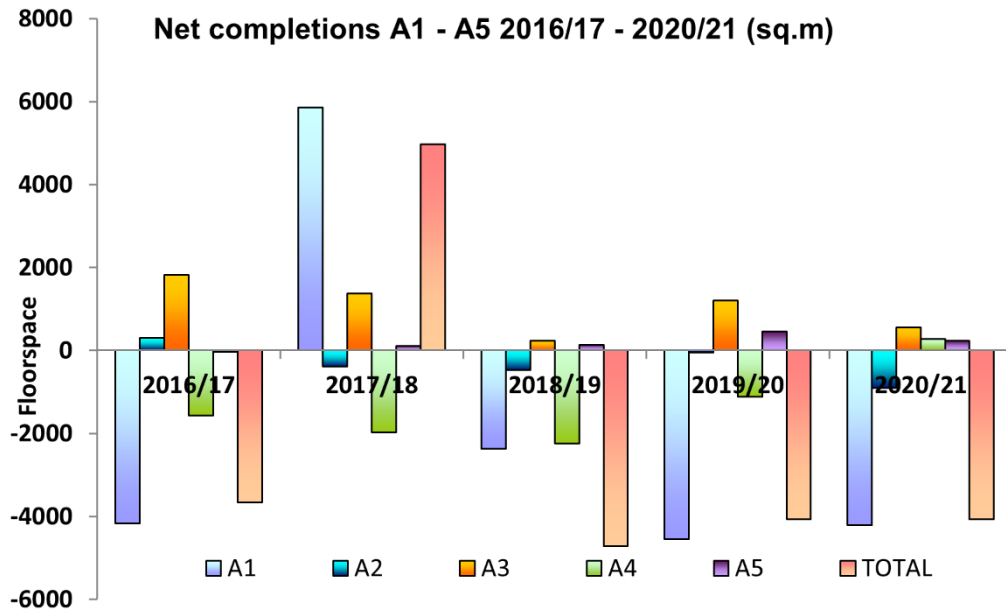
Otterham Quay Lane, Rainham	4.46	B8	Good
Canterbury Lane, Rainham	1.68	B1	Good
Site Name	Site Area	Dominant Use Class	Predominant Stock Quality
Fort Horsted	5.43	B1	Good
Railway Street Industrial Estate, Gillingham	1.46	B1	Good
Commercial Road, Strood	1.12	B1, B2, B8	Mixed
Lordswood Industrial Estate, Chatham	8.76	B1, B2, B8	Good
Thameside Industrial Estate, Cliffe	10.5	B8	Poor
Rochester Airfield Estate, Rochester	19	B1, B2	Good
Innovation Centre, Maidstone Road, Chatham	2	B1	Good
Kingsnorth Industrial Estate, Hoo	131	B1, B2	Good
Isle of Grain	261	B1, B2	Good
Gillingham Business Park, Gillingham	59	B1, B2, B8	Good
Courteney Road, Gillingham	22.09	B1, B2, B8	Good
Beechings Way Industrial Estate	9.22	B1, B2, A, D	Good
Lower Twydall Lane, Gillingham	0.48	B1, B2	Good
Medway City Estate, Frindsbury	99	B1, B2, B8	Good to Average
Chatham Maritime, Chatham	58.2	B1	Good
Historic Dockyard, Chatham	26.5	B1, B2, B8	Good
Chatham Port, Chatham/Gillingham	12.7	B1, B2, B8	Good
Pier Road, Gillingham	55.3	B1, B2, B8	Mixed



2) Retail Land Availability Tables and Data



Retail net completions



The largest single loss of A1 this year was at Hempstead Valley when work commenced to change part of Sainsburys to provide a gym and change other units to flexible use including A1/A2/A3/A4A5/D1/D2. The gain in floorspace from this work is expected to be completed by 2022/23.

A3 and A5 have continued to make net gains in floorspace and for the first time in the last 5 years there was a net gain in A4, with the completion of 3 new drinking establishments including a new micropub in Rochester called 'Three Sheets to the Wind'.



Table 2: A1 – A5 planning consents

Planning consents valid 1 April 2020 to 31 March 2021

Section 1: Development completed by 31 March 2021

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC174260	286 High Street CHATHAM ME4 4BP	Mr A Naseeri	0.01	0	0	100	0	0
MC182014	39 High Street ROCHESTER ME1 1LN	Mr Stone	0.02	0	0	270	0	0
MC191717	107 Victoria Street GILLINGHAM ME7 1EL	TSJ Drawings	0.01	24	0	0	0	0
MC192762	102 & 106 High Street CHATHAM ME4 4BY	WD Evans Building Services	0.02	0	0	75	0	0
MC193202	91 High Street CHATHAM ME4 4DL	Miss R Farrell	0.01	5	0	5	0	0
MC200143	137 High Street ROCHESTER ME1 1EW	Mrs V Town	0.01	0	0	94	0	0
MC200176	16 Rainham Shopping Centre Rainham GILLINGHAM ME8 7HW	Cheryl Wilson	0.01	0	0	116	0	0
MC200195	2B Crow Lane ROCHESTER ME1 1RF	MR Alan Machin	0.01	0	37	0	0	0
MC200547	175 High Street ROCHESTER ME1 1EH	Mr T Has	0.01	0	0	51	0	51
MC200560	42 High Street ROCHESTER ME1 1LD	Nong Priestley	0.02	0	0	183	0	0
MC200648	128 High Street Rainham GILLINGHAM ME8 8AR	John Weir Funeral Directors	0.03	300	0	0	0	0
MC201414	173 High Street ROCHESTER ME1 1EH	Mr Patrick Minhard	0.03	0	0	146	147	0
MC201644	44 High Street CHATHAM ME4 4DS	Mr Kingsley Atuania	0.02	0	0	123	0	0
MC202591	31 High Street Rainham GILLINGHAM ME8 7HX	Mr Rodney Gaskell	0.05	488	0	0	0	0

Table 2: A1 - A5 planning consents, Section 1: Development completed



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC202759	2 Skinner Street GILLINGHAM ME7 1HD	Henry Horton	0.01	0	0	0	0	37
Sub-total for Town centre			0.28	817	37	1163	147	88
Non town centre								
MC163243	1 Main Road Hoo ROCHESTER ME3 9NA	Monopoly Property Investments	0.02	0	0	54	0	54
MC164667	23 Watling Street GILLINGHAM ME5 7EP	Mrs K Shadare	0.01	0	0	76	0	0
MC171918	Chatham Waters Pier Road GILLINGHAM	X1 Developments Ltd	0.41	170	85	95	165	85
MC174221	70 and part 68 Toronto Road GILLINGHAM ME7 2EN	Harry Foods Ltd	0.03	70	0	0	0	0
MC181521	Quayside House Maritime Way Chatham Maritime CHATHAM	Mr J Sadler	0.19	0	0	11	0	0
MC190576	1-2 Cromwell Terrace CHATHAM ME4 5PQ	M74 Consulting Engineers Ltd	0.01	23	0	0	0	0
MC190949	387 Maidstone Road CHATHAM ME5 9SE	Pegasus Group	0.00	17	0	0	0	0
MC201202	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Peter Everest	0.05	0	0	235	236	0
MC201256	7 Juniper Close Walderslade CHATHAM ME5 0NX	Mrs Katrina Clay	0.02	11	0	0	0	0
MC201886	7-11 Central Parade ROCHESTER ME1 2LQ	Mr Christopher Jackson	0.06	16	0	0	0	0
MC203175	188 Canterbury Street GILLINGHAM ME7 5XG	Pharmacy 1st Ltd	0.02	117	0	0	0	0
MC203203	102 Cleave Road GILLINGHAM ME7 4AT	Mrs Carrie-Anne Norley	0.03	12	0	0	0	0
Sub-total for Non town centre			0.85	436	85	471	401	139
TOTAL			1.12	1253	122	1634	548	227

Note: Only consents creating new floorspace are shown.

Table 2: A1 - A5 planning consents, Section 1: Development completed



Section 2: A1 - A5 planning consents not started at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC164304	13-17 Church Street CHATHAM ME4 4BT	Fastgrow Investments Ltd	0.07	295	0	0	0	0
MC182309	Corporation Street ROCHESTER ME1 1NH	Leander Homes Ltd	0.20	87	0	87	0	0
MC182448	21 Jeffery Street GILLINGHAM ME7 1DE	Architectural Design Point Ltd	0.15	124	0	259	0	0
MC183094	1-3 Rhode Street CHATHAM ME4 4AL	Mr T Paton	0.04	158	0	0	0	0
MC191572	144 High Street ROCHESTER ME1 1ER	Design Quarter UK Ltd	0.02	0	0	346	0	0
MC192057	263-265 High Street CHATHAM ME4 4BZ	Hertford Planning Service	0.03	176	0	0	0	0
MC192136	153-155 High Street CHATHAM ME4 4BA	Mr A Sharon	0.04	275	0	0	0	0
MC192566 #	25-33 Corporation Street ROCHESTER ME1 1ND	DHA Planning	0.14	100	0	374	140	0
MC193314	263 - 269 High Street CHATHAM ME4 4BZ	Hertfield Planning Service	0.05	58	0	0	0	0
MC200716	63 High Street CHATHAM ME4 4EE	Mr B McGovern	0.01	67	0	0	0	0
MC201816	100 Solomons Road CHATHAM ME4 4AJ	Mr T Jivanda	0.02	0	0	0	0	477
Sub-total for Town centre			0.77	1340	0	1066	140	477
Non town centre								
MC112756	Chatham Docks Pier Road GILLINGHAM ME4 4SW	Peel Land and Property (Ports no.3) Ltd	13.37	393	930	0	0	903
MC171302	245 Frindsbury Hill Strood ROCHESTER ME2 4SJ	EI Group PLC	0.12	0	0	0	54	0
MC172089	Dockside Outlet Centre Chatham Maritime CHATHAM ME4 3ED	Chatham Maritime Carpark Management Ltd	0.02	0	0	298	0	0

Table 2, Section 2: A1 - A5 planning consents not started



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC172401	173 Bligh way Strood ROCHESTER ME2 2XG	Mr A Cornish	0.01	0	0	77	0	0
MC173484	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM	Trustees of the HVSC	3.10	5618	0	0	0	0
MC173978	5 Cedar Road Strood ROCHESTER ME2 2HB	Mr V Sutharsan	0.03	0	0	0	0	60
MC181728	Cineworld Chariot Way Strood ROCHESTER	Barton Wilmore	0.50	0	0	964	0	0
MC183487	14-16 Luton Road Luton CHATHAM ME4 5AA	Ms Matthews	0.02	41	0	0	0	0
MC190038	Bardell Terrace ROCHESTER ME1 1NG	Quinn Estates Ltd & Classicus Ltd	4.00	380	378	380	0	378
MC190112	18 High Street Brompton GILLINGHAM ME7 5AQ	Rockingham Design Partnership	0.03	80	0	0	0	0
MC190994	Balancing Pond St Andrews Park Halling ROCHESTER ME2 1AW	Rapport Housing Care and A N Development	1.00	356	0	0	0	0
MC192813	124-126 Delce Road ROCHESTER ME1 2DT	Pegasus Planning Group Ltd	0.03	24	0	0	0	0
MC192949	272-274 Luton Road Luton CHATHAM ME4 5BU	Ubique Architects	0.04	138	0	0	0	0
MC193109	614 Lordswood Lane Lordswood CHATHAM	Mr Matthew Hannon	0.20	425	0	0	0	0
MC193126	4 London Road Strood ROCHESTER ME2 3HT	2 Design	0.01	0	39	0	0	0
MC193158	Formby Road Halling ROCHESTER	St Andrews Trading Limited	0.47	0	0	150	0	200
MC193299	47a Luton high Street Luton CHATHAM ME5 7LP	ARCHPL LTD	0.02	0	0	67	0	0
MC200129	Morrisons Princes Avenue CHATHAM	Darnton B3 Ltd	1.30	27	0	0	0	0
MC200621	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM ME7 3PD	BAPT Ltd	0.02	0	240	0	0	0
MC200786	15 Ingram Road GILLINGHAM ME7 1SB	Mr and Mrs Cavalier	0.01	89	0	0	0	0
MC200874	17 Darnley Road Strood ROCHESTER	Mrs S Tidy	0.04	0	0	10	0	0

Table 2, Section 2: A1 - A5 planning consents not started



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC20090417	Temple Waterfront Between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	21.79	450	0	450	450	450
MC20091628	National Grid Property Holdings Grain Road Grain ROCHESTER ME3 0AE	National Grid Property Holdings Ltd	154.94	20	0	20	0	20
MC201778	72 Albany Road Luton CHATHAM ME4 5DN	Mt Tharshan Navaratnarasa	0.02	36	0	0	0	0
MC201840	The Windmill Ratcliffe Highway Hoo ROCHESTER	Debbie Carson	0.40	0	0	0	98	0
MC202108	4 Canterbury Street GILLINGHAM ME7 5TS	Mr John Collins	0.02	22	0	0	0	0
MC202167	68 Bush Road Cuxton ROCHESTER ME2 1EY	Mr Dhillion	0.01	100	0	0	0	0
MC203077	Land north of Medway Road GILLINGHAM ME7 1NY	Mr Conor Lavery	0.59	1669	0	0	0	0
MC203315	122 Canterbury Street GILLINGHAM ME7 5UH	Dr Jayasuriya Mahinda	0.02	40	0	27	0	0
MC210030	49 Peverel Green Parkwood GILLINGHAM ME8 9UH	Mr Sukru Cal	0.01	0	0	0	0	45
Sub-total for Non town centre			202.13	9908	1587	2443	602	2056
TOTAL			202.89	11248	1587	3509	742	2533

* Outline consent

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes: Only permissions creating new floorspace are shown.



Section 3: A1 - A5 development under construction at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC090291	351 High Street ROCHESTER ME1 1DA	Mr C Featherstone Featherstones Ltd	0.02	0	158	0	0	0
MC164006	86-88 High Street CHATHAM ME4 4DS	Business Help UK Group Ltd	0.03	0	86	0	0	0
MC172333	Rochester Riverside Corporation Street ROCHESTER ME1 1NH	Countryside Properties & The Hyde Group	24.50	535	200	200	200	0
MC174135	4 North Street Strood ROCHESTER ME2 4SH	Mrs C Mattu	0.04	0	0	70	0	70
MC182876	39-41 Railway Street CHATHAM ME4 4RP	Mr J Gill	0.04	0	20	0	0	0
MC183659	Chatham Waterfront Medway Street/Globe Lane CHATHAM	Medway Development Company	1.27	0	0	380	380	0
Sub-total for Town centre			25.90	535	464	650	580	70
Non town centre								
MC132210	St Marys Island Way West Chatham Maritime CHATHAM ME4 3SG	Countryside Maritime Ltd	10.00	0	0	80	0	0
MC143158	8 London Road Strood ROCHESTER ME2 3HT	Mr R Singh	0.11	0	0	260	0	0
MC150081	Former Kitchener Barracks Dock Road CHATHAM	J G Chatham Ltd	4.77	178	178	179	0	0
MC151051	Zone D National Grid Land Grain Road Grain ROCHESTER ME3 0AE	National Grid Property	9.08	40	0	40	0	40
MC164423	208b Maidstone Road ROCHESTER ME1 3LP	Mr R Deol	0.01	0	0	66	0	0
MC180997	Chatham Docks Pier Road GILLINGHAM	Indigo Planning	0.64	537	0	0	0	0
MC181522	Dickens World Leviathan Way Chatham Maritime CHATHAM ME4 4LL	Montagu Evans	0.40	0	0	152	0	0
MC192342	10-14 Kestrel Road Lordswood CHATHAM ME5 8TH	Paramount Planning Ltd	0.05	0	0	88	0	0

Table 2, Section 3: A1 - A5 development under construction



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P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC201127	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM ME7 3PD	BAPY Ltd	3.10	298	298	298	298	0
MC202218	62 Twydall Green Twydall GILLINGHAM ME8 6XJ	Mr Bob Singh	0.02	0	0	184	0	0
Sub-total for Non town centre			28.18	1053	476	1347	298	40
TOTAL			54.09	1588	940	1997	878	110

Notes: Only consents creating new floorspace are shown. Consents are monitored as a whole, there may be some completed floorspace within any consent but this will not be recorded as completed until the entire consent is complete.



Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2021 (see notes at end of table)

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A1 (sq.m.)</i>	<i>A2 (sq.m.)</i>	<i>A3 (sq.m.)</i>	<i>A4 (sq.m.)</i>	<i>A5 (sq.m.)</i>
Town centre								
MC174260	286 High Street CHATHAM ME4 4BP	Mr A Naseeri	-0.01	-100	0	0	0	0
MC180215	304-306 High Street ROCHESTER ME1 1HS	Ms Howden & Ms Butler	-0.02	-102	0	0	0	0
MC182014	39 High Street ROCHESTER ME1 1LN	Mr Stone	-0.02	-270	0	0	0	0
MC182291	75 High Street CHATHAM ME4 4EE	Mr M Pearce	-0.01	0	-82	0	0	0
MC192762	102 & 106 High Street CHATHAM ME4 4BY	WD Evans Building Services	-0.02	0	0	-580	0	0
MC193050	157-163 High Street CHATHAM ME4 4BA	Synergy	-0.08	-21	0	0	0	0
MC200143	137 High Street ROCHESTER ME1 1EW	Mrs V Town	-0.01	-94	0	0	0	0
MC200176	16 Rainham Shopping Centre Rainham GILLINGHAM ME8 7HW	Cheryl Wilson	-0.01	-116	0	0	0	0
MC200195	2B Crow Lane ROCHESTER ME1 1RF	MR Alan Machin	-0.01	-37	0	0	0	0
MC200330	52 Green Street GILLINGHAM ME7 1XA	Mr Diljit Brar	-0.01	0	-61	0	0	0
MC200547	175 High Street ROCHESTER ME1 1EH	Mr T Has	-0.01	-102	0	0	0	0
MC200567	255 High Street Rainham GILLINGHAM ME8 8DR	Mr R Smith	-0.01	-77	0	0	0	0
MC200780	52 Green Street GILLINGHAM ME7 1XA	Mr Diljit Brar	-0.01	0	-125	0	0	0
MC201414	173 High Street ROCHESTER ME1 1EH	Mr Patrick Minhard	-0.03	-293	0	0	0	0
MC201644	44 High Street CHATHAM ME4 4DS	Mr Kingsley Atuania	-0.02	-123	0	0	0	0
MC202591	31 High Street Rainham GILLINGHAM ME8 7HX	Mr Rodney Gaskell	-0.05	0	-488	0	0	0

Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC202759	2 Skinner Street GILLINGHAM ME7 1HD	Henry Horton	-0.01	0	0	0	-37	0
Sub-total for Town centre			-0.33	-1335	-756	-580	-37	0
Non town centre								
MC163243	1 Main Road Hoo ROCHESTER ME3 9NA	Monopoly Property Investments	-0.02	0	-108	0	0	0
MC173347	231-233 Beechings Way Twydall GILLINGHAM ME8 6SP	Mr I Golding	-0.03	-40	0	0	0	0
MC180994	16-18 London Road Strood ROCHESTER ME2 3HT	Mr T Paton	-0.03	-45	0	0	0	0
MC191127	44 Gillingham Road GILLINGHAM ME7 4RR	Mr Peter Day	-0.01	0	0	-50	0	0
MC191301	3 John Street ROCHESTER ME1 1YL	Gregory Bunce	-0.09	0	0	0	-235	0
MC191811	13 Livingstone Circus GILLINGHAM ME7 4HA	Turret Lane Ltd	-0.01	0	-55	0	0	0
MC191960	Medway City Estate Maritime Close Frindsbury ROCHESTER	Redsquare Architects Ltd	-0.04	-60	0	0	0	0
MC191984	231 Beechings Way Twydall GILLINGHAM ME8 6SP	Mr I Golding	-0.04	-20	0	0	0	0
MC192342	10-14 Kestrel Road Lordswood CHATHAM ME5 8TH	Paramount Planning Ltd	-0.05	-440	0	0	0	0
MC193109 #	614 Lordswood Lane Lordswood CHATHAM	Mr Matthew Hannon	-0.20	0	0	-455	0	0
MC200058	304-306 St Margarets Banks ROCHESTER ME1 1HS	Mr M and J Light and Wicken	-0.01	-70	0	0	0	0
MC200063	52 Delce Road ROCHESTER ME1 2DR	Mr N Hatton	-0.01	-56	0	0	0	0
MC200494	90 Featherby Road GILLINGHAM ME8 6AW	Mr Martyn Jackson	-0.01	-45	0	0	0	0
MC201127	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM ME7 3PD	BAPY Ltd	-3.10	-2496	-109	0	0	0
MC201202	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Peter Everest	-0.05	-471	0	0	0	0
MC201779	113 Barnsole Road GILLINGHAM ME7 4DY	Norman Skinner	-0.01	-19	0	0	0	0

Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss

Page 2 of 3



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC201922	157 Barnsole Road GILLINGHAM ME7 4JH	Mr and Mrs Morgan	-0.04	-70	0	0	0	0
MC202218	62 Twydall Green Twydall GILLINGHAM ME8 6XJ	Mr Bob Singh	-0.02	-184	0	0	0	0
MC202399	52 Delce Road ROCHESTER ME1 2DQ	Mr J Lall	-0.01	-56	0	0	0	0
MC202525	50 Delce Road ROCHESTER ME1 2DQ	Mr D Overbury	-0.01	-64	0	0	0	0
Sub-total for Non town centre			-3.79	-4136	-272	-505	-235	0
TOTAL			-4.12	-5471	-1028	-1085	-272	0

Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.

Notes: Only consents with floorspace in the categories for this table are shown. This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include redevelopment/reconstruction/change of use whether or not new floorspace has been created. Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed or the development under construction table.

Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss



Section 5: Potential loss of A1 - A5 floorspace in planning consents not started at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC154164	54A Green Street GILLINGHAM ME7 1XA	Mr Brar DLM Investments Limited	-0.01	-468	0	0	0	0
MC154170	54 Green Street GILLINGHAM ME7 1XA	Mr D Brar DLM Investments Ltd	-0.01	-468	0	0	0	0
MC171566	Former Tesco Store The Brook CHATHAM ME4 4NZ	Go Outdoors Ltd	-0.29	-3532	0	0	0	0
MC173394	309 High Street Rainham GILLINGHAM ME8 8DS	Mr J Overbury	-0.02	-110	0	0	0	0
MC181004	173 High Street Rainham GILLINGHAM ME8 8AY	Mr S Waller	-0.02	-50	0	0	0	0
MC190298	76 Station Road Rainham GILLINGHAM ME8 7PJ	Mr Gary Harrison	-0.06	-11	0	0	0	0
MC191320	97-101 High Street GILLINGHAM ME7 1BW	Mr Nowsad Gani	-0.04	0	-138	0	0	0
MC191572	144 High Street ROCHESTER ME1 1ER	Design Quarter UK Ltd	-0.02	-346	0	0	0	0
MC191777	34 High Street GILLINGHAM ME7 1AZ	AAA Premier Investments Limited	-0.09	0	-44	0	0	0
MC192057	263-265 High Street CHATHAM ME4 4BZ	Hertford Planning Service	-0.03	0	-176	0	0	0
MC192136	153-155 High Street CHATHAM ME4 4BA	Mr A Sharon	-0.04	-234	0	0	0	0
MC192260	152-154 High Street GILLINGHAM ME7 1AJ	The Directors SAS Executive Travel	-0.03	0	0	-317	0	0
MC192534	35 High Street Rainham GILLINGHAM ME8 7HS	GG Site Management Services Ltd	-0.02	0	-180	0	0	0
MC193064	171 High Street ROCHESTER ME1 1EH	Synergy	-0.08	0	-66	0	0	0
MC193317	263-269 High Street CHATHAM ME4 4B2	Hertfield Planning Service	-0.03	0	-287	0	0	0
MC200716	63 High Street CHATHAM ME4 4EE	Mr B McGovern	-0.01	0	0	0	-124	0
MC200901	180 High Street CHATHAM ME4 4AS	T Has	-0.01	-150	0	0	0	0

Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC203268	122 High Street CHATHAM ME4 4BY	Mr Celal Kuccuk	-0.01	-137	0	0	0	0
MC203287	120 High Street CHATHAM ME4 4BY	Mr Celal Kuccuk	-0.01	-135	0	0	0	0
MC210304	54 High Street GILLINGHAM ME7 1BA	Mr Jeff Matthews	-0.01	-89	0	0	0	0
Sub-total for Town centre			-0.85	-5730	-891	-317	-124	0
Non town centre								
MC172044	1-7 Canal Road Strood ROCHESTER ME2 4DR	Mr Brar	-0.06	-76	0	0	0	0
MC172401	173 Bligh way Strood ROCHESTER ME2 2XG	Mr A Cornish	-0.01	-77	0	0	0	0
MC173978	5 Cedar Road Strood ROCHESTER ME2 2HB	Mr V Sutharsan	-0.03	-60	0	0	0	0
MC181666	4a Luton Road Luton CHATHAM ME4 5AA	Mr Omar Devici	-0.02	-304	0	0	0	0
MC183487	14-16 Luton Road Luton CHATHAM ME4 5AA	Ms Matthews	-0.02	0	-283	0	0	0
MC183590	White Horse Public House The Street Stoke ROCHESTER ME3 9RT	Mr I Mortley	-0.18	0	0	0	-195	0
MC190038	Bardell Terrace ROCHESTER ME1 1NG	Quinn Estates Ltd & Classicus Ltd	-4.00	-256	0	0	0	0
MC190111	179-181 Maidstone Road ROCHESTER ME1 1SF	Mr & Mrs M Swann	-0.04	-196	0	0	0	0
MC190112	18 High Street Brompton GILLINGHAM ME7 5AQ	Rockingham Design Partnership	-0.03	0	0	0	-128	0
MC190575	1 Pepys Way Strood ROCHESTER ME2 3LH	Sanaadesigns	-0.07	-52	0	0	0	0
MC191336	44-45 Hills Terrace CHATHAM ME4 6PX	Mr Waliur Rahman Chowdhury	-0.03	0	0	0	-180	0
MC192949	272-274 Luton Road Luton CHATHAM ME4 5BU	Ubique Architects	-0.04	-244	0	0	0	0
MC193041	17 High Street Brompton GILLINGHAM ME7 5AA	South East Architectural Services Ltd	-0.02	0	0	-100	0	0

Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started



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P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC193161	172 Canterbury Street GILLINGHAM ME7 5UL	Mr D Konuralp	-0.05	0	0	0	-237	0
MC193299	47a Luton high Street Luton CHATHAM ME5 7LP	ARCHPL LTD	-0.02	-67	0	0	0	0
MC200502	49 Wainscott Road Wainscott ROCHESTER ME2 4LA	Mr M Yildiz	-0.06	-107	0	0	0	0
MC200621	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM ME7 3PD	BAPT Ltd	-0.02	-240	0	0	0	0
MC200786	15 Ingram Road GILLINGHAM ME7 1SB	Mr and Mrs Cavalier	-0.01	-65	0	0	0	0
MC201016	377 Maidstone Road Rainham GILLINGHAM ME8 0HX	Mr and Mrs Bannister	-0.02	-135	0	0	0	0
MC201318	25A Frindsbury Road Strood ROCHESTER ME2 4TA	Mr Amrik Singh	-0.02	-50	0	0	0	0
MC201562	133 Canterbury Street GILLINGHAM ME7 5TT	Mr Dhamu	-0.01	-111	0	0	0	0
MC202029	33 Canterbury Street GILLINGHAM ME7 5TR	Mr J Hawkridge	-0.01	-87	0	0	0	0
MC202167	68 Bush Road Cuxton ROCHESTER ME2 1EY	Mr Dhillion	-0.01	-57	0	0	0	0
MC202484	172 Canterbury Street GILLINGHAM ME7 5UL	Mr D Konuralp	-0.05	0	0	0	-111	0
MC202973	10 Franklin Road GILLINGHAM ME7 4DF	Mr D Konuralp	-0.01	-88	0	0	0	0
Sub-total for Non town centre			-4.81	-2272	-283	-100	-851	0
TOTAL			-5.66	-8002	-1174	-417	-975	0

* Outline consent

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes: Only consents with floorspace in the categories for this table are shown. This table includes those consents for redevelopment/reconstruction/change of use which have not started where there is a loss of A1 – A5 floorspace.

Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started

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Section 6: A1 - A5 planning consents expired without development at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC141772	393 High Street CHATHAM ME4 4PG	Fornidon Ltd	0.05	-128	0	0	0	0
MC180122	5 High Street Strood ROCHESTER ME2 4AB	Karsons Pharmacy	0.04	-133	0	117	0	16
Sub-total for Town centre			0.09	-261	0	117	0	16
Non town centre								
MC173705	41 Barnsole Road GILLINGHAM ME7 4DT	Mr Sussex	0.03	-30	0	0	0	0
Sub-total for Non town centre			0.03	-30	0	0	0	0
TOTAL			0.11	-291	0	117	0	16

* Outline permission

Notes: Only consents with floorspace in the categories for this table are shown. Negative figures indicate an intended loss of floorspace which is now clawed back due to the consent having expired.

Table 2, Section 6: A1 - A5 planning consents expired without development



Section 7: A1 - A5 planning consents excluded at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC103270 #	Land east of London/Dover Railway Line Corporation Street ROCHESTER ME1 1FH	Crest Nicholson Regeneration Ltd	2.20	24	93	25	0	0
		Reason for exclusion: Superseded by development brief see MC20042030 Superseded by MC172333						
MC110167 #	Adjacent to Bus Station Medway Street CHATHAM ME4 4HA	Medway Council	0.52	-484	256	110	256	256
		Reason for exclusion: Superseded by MC161924 and subsequently MC183659						
MC110476 #	389-391 High Street CHATHAM ME4 4PG	Mr Lucey	0.06	-123	0	0	0	0
		Reason for exclusion: Superseded by MC141772						
MC120810 #	4 North Street Strood ROCHESTER ME2 4SH	Mr A Guvriel	0.04	85	0	0	-85	0
		Reason for exclusion: Superseded by MC174135						
MC141793 #	65 North Street Strood ROCHESTER ME2 4SW	Mr Singh	0.06	0	0	0	-150	0
		Reason for exclusion: Superseded by MC192211						
MC143009 #	75 High Street CHATHAM ME4 4EE	Mr I Alston	0.01	0	-43	0	0	0
		Reason for exclusion: Superseded by MC171427						
MC153185 ^	206 High Street ROCHESTER ME1 1JA	Dockside Property Services	0.01	0	-40	0	0	0
		Reason for exclusion: Planning permission required						
MC154237 #	27 Arden Street GILLINGHAM ME7 1HR	Mr Barnes Shepherd Neame Ltd	0.06	0	0	0	-215	0
		Reason for exclusion: Supersede by MC180042						
MC161924 #	Chatham Waterfront Medway Street CHATHAM ME4 4HA	Medway Council	0.90	0	0	1645	0	0
		Reason for exclusion: Superseded by MC183659						
MC171630 #	153-155 High Street CHATHAM ME4 4BA	RAAS Properties	0.04	-88	0	0	0	0
		Reason for exclusion: Superseded by MC192136						
MC180760 #	42 High Street ROCHESTER ME1 1LD	Mr N Priestley	0.02	0	0	-150	0	0
		Reason for exclusion: Superseded MC200560						
MC190727 #	122 High Street CHATHAM ME4 4BY	FNH Property Services Ltd	0.01	-137	0	0	0	0
		Reason for exclusion: Superseded by MC203268						
MC190730 #	120 High Street CHATHAM ME4 4BY	FNH Property Services Ltd	0.01	-135	0	0	0	0
		Reason for exclusion: Superseded by MC203287						

Table 2, Section 7: A1 - A5 planning consents excluded



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P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC192572 #	175 High Street ROCHESTER ME1 1EH	Mr T Has	0.01	0	-75	75	0	0
		Reason for exclusion: Superseded by MC200547						
MC20042030 #	Rochester Riverside Corporation Street ROCHESTER	SEEDA & Medway Council	34.68	1283	1467	1282	1560	1560
		Reason for exclusion: See MC103270 for phase 1A Superseded by MC172333						
Non town centre								
MC121775 #	85 Church Street GILLINGHAM ME7 1TR	Mr A Azad & M Sriram	0.10	0	0	0	-190	0
		Reason for exclusion: Superseded by MC172261						
MC121791 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Redrow Homes (Easter)	80.00	0	0	425	425	0
		Reason for exclusion: Superseded by MC193158 and MC190994						
MC122498 #	51 Cuxton Road Strood ROCHESTER ME2 2BZ	Glenn Haylor	0.06	0	0	0	-179	0
		Reason for exclusion: Superseded by MC151014						
MC122696 #	128-130 Delce Road ROCHESTER ME1 2DT	Mr Shahid	0.02	84	0	0	0	0
		Reason for exclusion: Superseded by MC143755						
MC131798 #	16-18 London Road Strood ROCHESTER ME2 3HT	Mr T Salter	0.03	-53	0	0	0	0
		Reason for exclusion: Superseded by MC180994						
MC143631 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Chatham Quayside Ltd & Medway Basin Two Ltd	3.30	339	0	0	0	0
		Reason for exclusion: Superseded by MC171250						
MC143755 ^	128-130 Delce Road ROCHESTER ME1 2DT	Barrys News	0.02	49	0	0	0	0
		Reason for exclusion: Completed in 2018 excluded to prevent double counting						
MC150098 #	Street Farm Stoke Road Hoo ROCHESTER	A C Goatham & Sons	1.80	-241	0	-26	0	0
		Reason for exclusion: Superseded by MC181795						
MC162294 #	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM ME4 3ED	Chatham Maritime Car Park Management Ltd	0.02	0	0	232	0	0
		Reason for exclusion: Superseded by MC172089						
MC163950 #	4A Luton Road Luton CHATHAM ME4 5AA	Mr Deveci	0.02	-42	0	0	0	0
		Reason for exclusion: Superseded by MC181666						

Table 2, Section 7: A1 - A5 planning consents excluded



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P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC164861 #	4 London Road Strood ROCHESTER ME2 3HT	Mr Eissam Rashed <i>Reason for exclusion: Superseded by MC193126</i>	0.01	-39	28	0	0	0
MC172343 #	78 John Street ROCHESTER ME1 1YW	Harnam Developments Ltd <i>Reason for exclusion: Superseded by MC174128</i>	0.03	0	0	0	-300	0
MC174128 **	78,80-86 John Street ROCHESTER ME1 1YW	Singh & Asonic UK Ltd <i>Reason for exclusion:</i>	0.08	0	0	0	-300	0
MC180412 #	1 Pepys Way Strood ROCHESTER ME2 3LH	Mr A Akpinar <i>Reason for exclusion: Superseded by MC190575</i>	0.07	-60	0	0	0	0
MC181215 ^	42a Ernest Road CHATHAM ME4 5PT	Mr K Brunt <i>Reason for exclusion: Insufficient information provided with regard to contamination risks.</i>	0.00	-32	0	0	0	0
MC181818 #	Plot 1 Anthonys Way Frindsbury ROCHESTER ME2 4DW	Location 3 Properties Ltd <i>Reason for exclusion: Superseded by MC191748</i>	3.70	5237	0	0	0	167
MC182881 #	35 Rainham Road GILLINGHAM ME7 5LS	Mr J Carter <i>Reason for exclusion: Superseded by MC191967</i>	0.02	-53	0	0	0	0
MC182939 #	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Covell Matthews Architects <i>Reason for exclusion: Superseded by MC201202</i>	0.05	-471	0	210	210	0
MC190546 #	10-14 Kestrel Road Lordwood CHATHAM ME5 8TH	Paramount Planning Ltd <i>Reason for exclusion: Superseded by MC191363 and subsequently MC192342</i>	0.05	-88	0	88	0	0
MC190578 #	25A Frindsbury Road Strood ROCHESTER ME2 4TA	Calyx Architecture <i>Reason for exclusion: Superseded by APP MC201318</i>	0.01	-2	0	0	0	0
MC191363 #	10-14 Kestrel Road Lordwood CHATHAM ME5 8TH	Paramount Planning Ltd <i>Reason for exclusion: Superseded by MC192342</i>	0.05	-440	440	0	0	0
MC191875 #	Land north of Medway Road GILLINGHAM ME7 1NY	Mr Conor Lavery <i>Reason for exclusion: Superseded by MC201431</i>	0.59	1669	0	0	0	0
MC20072153 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Cemex (UK) Operations Limited <i>Reason for exclusion: Superseded by MC121791</i>	80.66	350	0	350	0	0

Table 2, Section 7: A1 - A5 planning consents excluded



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC201431 #	Land north of Medway Road GILLINGHAM ME7 1NY	Mr Conor Lavery	0.59	1669	0	0	0	0
		Reason for exclusion: Superseded by MC203077						
MC202225 ^	10 Franklin Road GILLINGHAM ME7 4DF	Mr D Konuralp	0.01	-88	0	0	0	0
		Reason for exclusion: Superseded by MC202973						
MC202730 #	122 Canterbury Street GILLINGHAM ME7 5UH	Mr P Jayasuriya Mahinda	0.02	86	0	0	0	0
		Reason for exclusion: Superseded by MC203315						
MC202753 ^	50 Luton High Street Luton CHATHAM ME5 7LJ	Mr K Bhela	0.01	-43	0	0	0	0
		Reason for exclusion:						

Application superseded
 ^ Implementation unlikely
 ** Further development unlikely

Notes: Only consents with floorspace in the categories for this table are shown. Where losses have occurred under a superseded number, these will not be recorded again on subsequent applications, in order to avoid double counting. Permissions identified as superseded will show within the system while the subsequent decision remains valid.

Table 2, Section 7: A1 - A5 planning consents excluded



Section 8: A1 - A5 summary statistics; Planning consents valid 1 April 2020 to 31 March 2021

	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Completions					
Development completed in survey period	1253	122	1634	548	227
Lost due to redevelopment/reconstruction	-5471	-1028	-1085	-272	0
	-4218	-906	549	276	227
Commitments					
Not started	11248	1587	3509	742	2533
Under construction	1588	940	1997	878	110
	(12836)	(2527)	(5506)	(1620)	(2643)
Potential losses	-8002	-1174	-417	-975	0
	4834	1353	5089	645	2643
Exclusions					
Expired	-291	0	117	0	16

Table 2, Section 8: Summary statistics



3) Other Commercial and Leisure Tables and Data



Carehome (C2) and Student Accommodation (SG) uses

Year	Student Accommodation floorspace (SG sq.m)	Net additional Student Rooms	Net additional Elderly Person Rooms (C2)
2016-17	6,536	115	-56
2017-18	0	0	-28
2018-19	0	0	-3
2019-20	1,660	63	39
2020-21	0	0	-22
Total	8,196	178	-70

17 new student rooms are expected to be completed in the year 2021/22.

It is also expected that a further 127 net elderly care home rooms will be completed within the next 5 years.

St Bartholomew's Hospital was lost this year when works started to convert it to residential use. Losses of C2 are normally counted as beds, but in this case it is impossible to know how many beds were lost, so the loss of floorspace (9,066 sq.m) has been counted under 'other' use class instead.



Table 3: Other commercial and leisure planning consents

Planning consents valid 1 April 2020 to 31 March 2021

Section 1: Development completed by 31 March 2021

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC172542	The Old Archdeaconry The Precinct ROCHESTER ME1 1SX	Sophrosyne Ltd	0.17	14	0	0	0	0	0	0
MC193202	91 High Street CHATHAM ME4 4DL	Miss R Farrell	0.01	0	0	0	73	0	0	0
MC200021	98-100 High Street GILLINGHAM ME7 1AX	Michael Corbett	0.02	0	0	0	0	0	102	0
MC200147	105 Station Road Rainham GILLINGHAM ME8 7SE	Mr Dean Simmons	0.01	0	0	0	50	0	0	0
MC200560	42 High Street ROCHESTER ME1 1LD	Nong Priestley	0.02	0	0	0	0	0	732	0
Sub-total for Town centre			0.23	14	0	0	123	0	834	0
Non town centre										
MC171918	Chatham Waters Pier Road GILLINGHAM	X1 Developments Ltd	0.41	0	0	0	0	110	0	0
MC181521	Quayside House Maritime Way Chatham Maritime CHATHAM	Mr J Sadler	0.19	0	0	0	0	150	0	0
MC191027	17 Ordnance Terrace CHATHAM ME4 6PS	Mr Richard Dupoy	0.02	0	0	0	0	0	235	0
MC191917	Brethrens Meeting Hall Canterbury Lane Rainham GILLINGHAM	The Long Reach Gospel Hall Trust	0.07	0	0	0	250	0	0	0
MC192267	Saxon Place Strood ROCHESTER ME2 2NW	The Meapa	0.17	0	0	0	0	1842	0	0
MC192626	Medway Distribution Centre Courteney Road Rainham GILLINGHAM	TBH Real Estates Developments Ltd	0.29	0	0	0	0	0	2117	0
MC193292	11 London Road Strood ROCHESTER ME2 3JA	Synergy	0.02	0	0	0	0	0	168	0
MC200536	Maritime Way Chatham Maritime CHATHAM	Mr Peter Everest	0.06	0	0	0	0	556	0	0

Table 3: Other Commercial and leisure planning consents, Section 1: Development completed



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC200639	50 Pembroke Court North Road Chatham Maritime CHATHAM	Mr Cable	0.19	0	0	0	935	0	0	0
MC200757	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Mr Peter Everest	0.01	0	0	0	0	0	39	0
MC201307	Snodhurst Farm Walderslade Road Walderslade CHATHAM ME5 0LU	Mr G Maklin	0.00	0	0	0	0	0	32	0
MC202600	Dajen Business Park Second Avenue Luton CHATHAM ME4 5AU	Mr Michael Olyedemi	0.10	0	0	0	990	0	0	0
MC202776	Unit 20 Lakeside Park Neptune Close ROCHESTER ME2 4LT	Mrs Kier Price	0.22	0	0	0	324	0	0	0
MC203059	14 Duncan Road GILLINGHAM ME7 4LE	Mr J Doklu	0.01	0	0	0	0	0	111	0
MC203175	188 Canterbury Street GILLINGHAM ME7 5XG	Pharmacy 1st Ltd	0.02	0	0	0	11	0	0	0
Sub-total for Non town centre			1.78	0	0	0	2510	2658	2702	0
TOTAL			2.01	14	0	0	2633	2658	3536	0

Notes. Only consents creating new floorspace are shown.

Table 3: Other Commercial and leisure planning consents, Section 1: Development completed



Section 2: Other commercial and leisure planning consents not started at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC171566	The Brook CHATHAM ME4 4NZ	Go Outdoors Ltd	0.29	0	0	0	0	3532	0	0
MC180455	1 Arden Street GILLINGHAM ME7 1HG	Mr Weston	0.12	0	0	0	0	0	36	0
MC181020	165 High Street CHATHAM ME4 4BA	Mr A Usenmez	0.01	0	0	0	0	100	0	0
MC182309	Adj Rochester Station Corporation Street ROCHESTER ME1 1NH	Leander Homes Ltd	0.20	0	0	0	0	87	0	0
MC192534	35 High Street Rainham GILLINGHAM ME8 7HS	GG Site Management Services Ltd	0.02	0	0	0	180	0	0	0
MC192566 #	25-33 Corporation Street ROCHESTER ME1 1ND	DHA Planning	0.14	100	0	0	0	0	0	0
Sub-total for Town centre			0.79	100	0	0	180	3719	36	0
Non town centre										
MC112756	Chatham Docks Pier Road GILLINGHAM ME4 4SW	Peel Land and Property (Ports no.3) Ltd	13.37	200	0	0	24616	20953	23750	29793
MC153760	St Marys Island Way West Chatham Maritime CHATHAM	Countryside Properties (UK) Ltd	4.70	0	0	0	230	0	0	0
MC170930	Machine Shop 8 Chatham Maritime CHATHAM	WD Outlet Management Ltd	0.54	0	0	0	0	2560	0	0
MC171410	Sir Thomas Longley Road off Anthonys Way Frindsbury ROCHESTER ME2 4BQ	Mr A Morina	0.15	0	0	0	0	0	14	0
MC171791	11 Central Road Strood ROCHESTER ME2 3HF	Mr Thakar	0.05	0	0	0	35	0	0	0
MC172301	Unit B2 Whitewall Road Frindsbury ROCHESTER ME2 4DZ	Reliance Energy Ltd	0.20	0	0	0	0	0	0	2010
MC173484	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM	Trustees of the HVSC	3.10	0	0	0	0	0	0	1904

Table 3, Section 2: Other commercial and leisure planning consents not started



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC180137	Machine Shop 8 Dock Head Road Chatham Maritime CHATHAM	Mr Everest	0.54	0	0	0	0	1432	0	0
MC180207	419 Walderslade Road Walderslade CHATHAM ME5 9LL	Mr Killick	0.13	0	32	0	0	0	0	0
MC181185	Medway City Estate Whitewall Road Frindsbury ROCHESTER	DHA Planning	0.13	0	0	0	0	0	0	40
MC181820	Parklands Resource Centre Oxford Road GILLINGHAM ME7 4BY	Anthony Warner	0.20	0	9	0	0	0	0	0
MC182539	39 Maidstone Road CHATHAM ME4 6DP	Marchini Curran Planning	0.13	0	7	0	0	0	0	0
MC182714	75 Strover Street GILLINGHAM ME7 1JD	Mr F Sword	0.02	0	0	0	0	0	140	0
MC182989	Urchins Kindergarten Marlborough Road GILLINGHAM ME7 5HB	Mr Farukh Najabat	0.23	0	0	0	322	0	0	0
MC183181	Community Hall Avery Way Allhallows ROCHESTER	GVA Grimley Ltd	0.35	0	0	0	0	232	0	0
MC190038	Bardell Terrace ROCHESTER ME1 1NG	Quinn Estates Ltd & Classicus Ltd	4.00	0	0	0	0	378	0	0
MC190112	18 High Street Brompton GILLINGHAM ME7 5AQ	Rockingham Design Partnership	0.03	0	0	0	84	0	0	0
MC190248	206C Maidstone Road ROCHESTER ME1 3EJ	Divine Loft Conversions Ltd	0.05	0	0	0	155	0	0	0
MC190540	The Dickens Centre Leviathan Way Chatham Maritime CHATHAM	Urban Agile Ltd	2.21	0	0	0	400		0	0
MC190770	29 High Street Upnor ROCHESTER	Mr T Spencer	0.08	2	0	0	0	0	0	0
MC191202	122A Twydall Lane Twydall GILLINGHAM	Wyndham Jordan Architects	0.18	0	0	0	0	15	0	0
MC191798	Sally Port Gardens Brompton GILLINGHAM	GBS Architects	0.31	0	0	0	0	400	0	0
MC191820 #	Allhallows Holiday Park Avery Way Allhallows ROCHESTER ME3 9QD	Palmhall Limited	2.50	0	0	0	0	2311	0	0
MC192053	Lordswood Sports and Social Club North Dane Way Lordswood CHATHAM	Leanard Jeffery	0.03	0	0	0	0	295	0	0

Table 3, Section 2: Other commercial and leisure planning consents not started



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC192202 #	Allhallows Holiday Caravan Park Avery Way Allhallows ROCHESTER ME3 9QD	Palmhall Limited	5.18	0	0	0	0	4560	0	0
MC192620	2 Thames Avenue Rainham GILLINGHAM ME8 9BN	Thames Avenue Surgery	0.10	0	0	0	43	0	0	0
MC192871	National Grid Grain LNG Terminal Grain Road Grain ROCHESTER ME3 0EH	Kirsty Cassie	1.76	0	0	0	0	0	0	690
MC192949	272-274 Luton Road Luton CHATHAM ME4 5BU	Ubique Architects	0.04	0	0	0	0	0	82	0
MC193186	Gibraltar Cottages Ham Lane Hempstead GILLINGHAM	Pro Architects	0.07	1	0	0	0	0	0	0
MC193257	Medway Yacht Club Upnor Road Upnor ROCHESTER	Mr Ross Eldred	5.39	0	0	0	0	1080	0	0
MC200381	Riverside Medical Practise Ferry Road Halling ROCHESTER	Dr Krishna Malladi	0.07	0	0	0	201	0	0	0
MC200510	42 Hollywood Lane Wainscott ROCHESTER ME4 4TZ	Mr Paul Studd	1.44	0	7	0	0	0	0	0
MC200532	206c Maidstone ROCHESTER ME1 3EJ	MR Faheem Anwar	0.05	0	0	0	40	0	0	0
MC200731	169 Hempstead Road Hempstead GILLINGHAM ME7 3QG	Cross	0.10	0	0	0	31	0	0	0
MC200794	Cuxton Parish Recreation Ground Bush Road Cuxton ROCHESTER	Mrs J Nicholson	2.50	0	0	0	0	650	0	0
MC200816	MBS House Bredgar Road GILLINGHAM ME8 6PL	Mr P Ranson	0.90	0	0	0	0	0	4405	0
MC200892	30-50 (evens) Clarence Road CHATHAM ME4 5JJ	Mr T Bowden	0.12	0	0	0	0	292	0	0
MC20090417	Temple Waterfront Between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	21.79	0	0	0	100	100	0	0
MC20090961	Damhead Creek Eschol Road Kingsnorth ROCHESTER ME3 9ND	Scottish Power (DCL) Ltd	23.80	0	0	0	0	0	0	8925
MC201047	Land west of Grain Road Grain ROCHESTER ME3 0AE	Mr Philip Silk Conrad Energy (Developments) Limited	0.20	0	0	0	0	0	0	84

Table 3, Section 2: Other commercial and leisure planning consents not started



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC202159	89 Grange Road GILLINGHAM ME7 2QS	Mrs Rhoda Kimmel	0.02	0	4	0	0	0	0	0
MC202313	5 Portland Road GILLINGHAM ME7 2NP	Mrs Kehinde Adenola	0.01	0	3	0	0	0	0	0
MC202498	13-15 High Street Brompton GILLINGHAM ME7 5AA	Mr J Price	0.03	0	0	0	0	0	249	0
MC210287	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Mr Peter Everest	0.02	0	0	0	246	0	0	0
Sub-total for Non town centre			97.41	208	65	0	26503	35258	28640	43446
TOTAL			98.20	308	65	0	26683	38977	28676	43446

* Outline consent

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes: Only permissions creating new floorspace are shown.



Section 3: Other commercial and leisure development under construction at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC130102	Croneens Car Park Railway Street GILLINGHAM ME7 1YQ	Kent Muslim Welfare Association	0.28	0	0	0	3858	0	0	0
MC172333	Rochester Riverside Corporation Street ROCHESTER ME1 1NH	Countryside Properties & The Hyde Group	24.50	81	0	0	550	200	0	0
MC190825	The Mall High Street GILLINGHAM	Medway Council	0.36	0	0	0	921	0	0	0
Sub-total for Town centre			25.14	81	0	0	5329	200	0	0
Non town centre										
MC143158	8 London Road Strood ROCHESTER ME2 3HT	Mr R Singh	0.11	15	0	0	0	0	0	0
MC150081	Former Kitchener Barracks Dock Road CHATHAM	J G Chatham Ltd	4.77	0	0	0	179	0	0	0
MC152954	Land off The Broadway GILLINGHAM ME8 6DP	Mr Jana	0.70	0	90	0	0	0	0	0
MC165009	13 Ordnance Terrace CHATHAM ME4 6PS	Mr A Green	0.04	0	0	0	0	0	782	0
MC170808	8 Watson Avenue CHATHAM ME5 9SH	Aquarius Residential Care Home	0.09	0	7	0	0	0	0	0
MC173910	7 Maidstone Road Rainham GILLINGHAM ME8 0DH	Rainham Physiotherapy Centre	0.04	0	0	0	44	0	0	0
MC180316	15-19 New Road CHATHAM ME4 4QJ	Mr H Miah	0.12	0	0	0	0	210	0	0
MC180997	Chatham Docks Pier Road GILLINGHAM	Indigo Planning	0.64	0	0	0	537	0	0	0
MC181522	Dickens World Leviathan Way Chatham Maritime CHATHAM ME4 4LL	Montagu Evans	0.40	0	0	0	0	4608	0	0
MC182505	Rochester Airport Maidstone Road CHATHAM ME5 9SD	Mr Britten	0.36	0	0	0	0	0	0	579
MC182961	West of Town Road Cliffe Woods ROCHESTER ME3 8JX	Esquire Developments	4.40	0	0	0	245	0	0	0
MC183312	Watling Street Playing Fields Darland Avenue Darland GILLINGHAM	Medway Council	0.07	0	0	0	0	245	0	0

Table 3, Section 3: Other commercial and leisure development under construction



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC191748	Plot 1 Anthonys Way Frindsbury ROCHESTER	Mr A Gibbons	2.92	0	0	0	0	0	300	0
MC192342	10-14 Kestrel Road Lordswood CHATHAM ME5 8TH	Paramount Planning Ltd	0.05	0	0	0	0	352	0	0
MC192709	St Bartholomew's Hospital New Road ROCHESTER ME1 1DS	Miss Kate Goldie	1.17	0	0	0	44	44	0	0
MC201127	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM ME7 3PD	BAPY Ltd	3.10	0	0	0	134	1280	0	0
MC201222	Plot 2A Culpepper Close ROCHESTER ME2 4HU	Iain Warner	0.15	0	0	0	0	0	0	288
MC201321	77 Barnsole Road GILLINGHAM ME7 4EA	Purecare Limited C/O Agent	0.02	0	7	0	0	0	0	0
Sub-total for Non town centre			19.15	15	104	0	1183	6739	1082	867
TOTAL			44.30	96	104	0	6512	6939	1082	867

Notes: Only consents creating new floorspace are shown. Consents are monitored as a whole, there may be some completed floorspace within any consent but this will not be recorded as completed until the entire consent is complete.



Section 4: Planning consents which have resulted in other commercial or leisure floorspace losses due to reconstruction/redevelopment during the year to 31 March 2021 (see notes at end of table)

	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>C1 (beds)</i>	<i>C2 (beds)</i>	<i>C2a (sq.m.)</i>	<i>D1 (sq.m.)</i>	<i>D2 (sq.m.)</i>	<i>SG (sq.m.)</i>	<i>Other (sq.m.)</i>
Town centre										
MC200444	13 Church Street CHATHAM ME4 4BS	Mr D Konuralp	-0.02	0	0	0	0	0	-75	0
		Sub-total for Town centre	-0.02	0	0	0	0	0	-75	0
Non town centre										
MC182505	Rochester Airport Maidstone Road CHATHAM ME5 9SD	Mr Britten	-0.36	0	0	0	0	0	0	-236
MC183610	294 Hempstead Road Hempstead GILLINGHAM ME7 3QH	Mr D Boast	-0.10	0	0	0	0	0	-83	0
MC191369	55 Marlborough Road GILLINGHAM ME7 5HB	Mr O Boran	-0.14	0	0	0	-390	-134	0	0
MC192540	Hawthorn Clinic Hawthorn Road Strood ROCHESTER ME2 2HU	Mandeep Shoker	-0.11	0	0	0	-200	0	0	0
MC192709*	St Bartholomew's Hospital New Road ROCHESTER ME1 1DS	Miss Kate Goldie	-1.17	0	0	0	0	0	0	-9066
MC192824	77 Main Road Hoo ROCHESTER ME3 9AA	Mr P Ellis	-0.08	0	-12	0	0	0	0	0
MC200536	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Mr Peter Everest	-0.06	0	0	0	0	-627	0	0
MC201127	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM ME7 3PD	BAPY Ltd	-3.10	0	0	0	-105	0	0	0
MC201321	77 Barnsole Road GILLINGHAM ME7 4EA	Purecare Limited C/O Agent	-0.02	0	0	0	0	0	-282	0
MC201811	Unit A1 Jenkins Dale CHATHAM ME4 5RD	Victory Pension Scheme	-0.20	0	0	0	-920	0	0	0

Table 3, Section 4: Planning consents which have resulted in other commercial or leisure floorspace losses



Medway Monitoring Report 2021 – Volume 2 Tables

	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC202699	226 Hempstead Road GILLINGHAM ME7 3QG	M Corbett	-0.06	0	-10	0	0	0	0	0
MC203175	188 Canterbury Street GILLINGHAM ME7 5XG	Pharmacy 1st Ltd	-0.02	0	0	0	0	0	-128	0
		Sub-total for Non town centre	-5.43	0	-22	0	-1615	-761	-493	-9302
		TOTAL	-5.45	0	-22	0	-1615	-761	-568	-9302

Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.

* Although the loss at St Bartholomew's Hospital was C2, it is impossible to know how many beds were lost, so the loss of floorspace has therefore been counted under 'other' use class.

Notes: Only consents with floorspace in the categories for this table are shown. This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include redevelopment/reconstruction/change of use whether or not new floorspace has been created. Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed or the development under construction table.



Table 3, Section 4: Planning consents which have resulted in other commercial or leisure floorspace losses

Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC180455	1 Arden Street GILLINGHAM ME7 1HG	Mr Weston	-0.12	0	0	0	0	0	-33	0
MC182309	Adj Rochester Station Corporation Street ROCHESTER ME1 1NH	Leander Homes Ltd	-0.20	0	0	0	0	0	-200	0
MC183094	1-3 Rhode Street CHATHAM ME4 4AL	Mr T Paton	-0.04	0	0	0	0	0	-642	0
MC201816	100 Solomons Road CHATHAM ME4 4AJ	Mr T Jivanda	-0.02	0	0	0	0	-477	0	0
MC210164	178 High Street CHATHAM ME4 4AS	Mr T Has	-0.03	0	0	0	0	0	-155	0
Sub-total for Town centre			-0.41	0	0	0	0	-477	-1030	0
Non town centre										
MC164659	Former Clinic Kings Road Luton CHATHAM ME5 7JY	Dr Jha	-0.03	0	0	0	-98	0	0	0
MC181820	Parklands Resource Centre Oxford Road GILLINGHAM ME7 4BY	Anthony Warner	-0.20	0	0	0	-373	0	0	0
MC183568	2 Tramways Luton CHATHAM ME5 7LS	Mr Adam Sliwinski	-0.20	0	0	0	-99	0	0	0
MC190038	Bardell Terrace ROCHESTER ME1 1NG	Quinn Estates Ltd & Classicus Ltd	-4.00	0	0	0	0	0	-945	0
MC190540	The Dickens Centre Leviathan Way Chatham Maritime CHATHAM	Urban Agile Ltd	-2.21	0	0	0	0	-1814	0	0
MC191905	3 Maidstone Road Rainham GILLINGHAM ME8 0DH	Dr V Patel	-0.05	0	0	0	-89	0	0	0
MC192202 #	Allhallows Holiday Caravan Park Avery Way Allhallows ROCHESTER ME3 9QD	Palmhall Limited	-5.18	0	0	0	0	-528	0	0
MC193257	Medway Yacht Club Upnor Road Upnor ROCHESTER	Mr Ross Eldred	-5.39	0	0	0	0	-930	0	0
MC200381	Riverside Medical Practise Ferry Road Halling ROCHESTER	Dr Krishna Malladi	-0.07	0	0	0	-185	0	0	0



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MC200794	Cuxton Parish Recreation Ground Bush Road Cuxton ROCHESTER	Mrs J Nicholson	-2.50	0	0	0	0	-180	0	0
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Table 3, Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started

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Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC201016	377 Maidstone Road Rainham GILLINGHAM ME8 0HX	Mr and Mrs Bannister	-0.02	0	0	0	0	0	-135	0
MC201819	25 Watts Avenue ROCHESTER ME1 1RX	Mr Tim Handel	-0.05	-7	0	0	0	0	0	0
MC202359	97 Bryant Road Strood ROCHESTER ME2 3ES	Mr & Mrs D Saunders	0.00	0	0	0	0	0	-52	0
MC202498	13-15 High Street Brompton GILLINGHAM ME7 5AA	Mr J Price	-0.03	0	0	0	0	-219	0	0
MC202819	98 Frindsbury Road Strood ROCHESTER ME2 4JB	Mr & Mrs D Sangha	-0.01	0	0	0	0	0	-18	0
MC202861	Garden Service Station Frindsbury Hill Wainscott ROCHESTER	Mr Gregory Bunce	-0.08	0	0	0	0	0	-117	0
MC203315	122 Canterbury Street GILLINGHAM ME7 5UH	Dr Jayasuriya Mahinda	-0.02	0	0	0	-67	0	0	0
Sub-total for Non town centre			-20.04	-7	0	0	-911	-3671	-1267	0
TOTAL			-20.44	-7	0	0	-911	-4148	-2297	0

* Outline consent

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes: Only consents with floorspace in the categories for this table are shown. This table includes those consents for redevelopment/reconstruction/change of use which have not started where there is a loss of C1, C2 bed spaces or D1, D2, SG or Other floorspace.



Section 6: Other commercial and leisure planning consents expired without development at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC161443	82 Jeffery Street GILLINGHAM ME7 1DB	Legstone Builders	0.14	0	0	0	0	0	-233	0
Sub-total for Town centre			0.14	0	0	0	0	0	-233	0
Non town centre										
MC160365	71 Rochester Road Cuxton ROCHESTER ME2 1AE	Mr D Fuller	0.14	0	0	0	0	0	-60	0
MC173705	41 Barnsole Road GILLINGHAM ME7 4DT	Mr Sussex	0.03	0	0	0	0	-130	0	0
Sub-total for Non town centre			0.17	0	0	0	0	-130	-60	0
TOTAL			0.31	0	0	0	0	-130	-293	0

*Outline permission

Notes: Only consents with floorspace in the categories for this table are shown. Negative figures indicate an intended loss of floorspace which is now clawed back due to the consent having expired.



Section 7: Other commercial and leisure planning consents excluded at 31 March 2021

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC103270 #	Land east of London/Dover Railway Line Corporation Street ROCHESTER ME1 1FH	Crest Nicholson Regeneration Ltd	2.20	0	0	0	45	0	0	0
Reason for exclusion: Superseded by development brief see MC20042030 Superseded by MC172333										
MC110167 #	Adjacent to Bus Station Medway Street CHATHAM ME4 4HA	Medway Council	0.52	86	0	0	256	0	-358	0
Reason for exclusion: Superseded by MC161924 and subsequently MC183659										
MC20042030 #	Rochester Riverside Corporation Street ROCHESTER	SEEDA & Medway Council	34.68	250	0	0	8907	0	3600	0
Reason for exclusion: See MC103270 for phase 1A Superseded by MC172333										
Non town centre										
MC121791 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Redrow Homes (Easter)	80.00	0	0	0	1000	0	0	0
Reason for exclusion: Superseded by MC193158 and MC190994										
MC140893 #	Lennox Wood Petham Green Twydall GILLINGHAM ME8 6SZ	Mr Batten	0.43	0	-50	0	0	0	0	0
Reason for exclusion: Superseded by MC161990										
MC142863 #	Lennox Wood Petham Green Twydall GILLINGHAM ME8 6SZ	Mr Batten	0.43	0	-50	0	0	0	0	0
Reason for exclusion: Superseded by MC140893 and subsequently MC161990										
MC142914 #	Rochester Airport Maidstone Road CHATHAM ME5 9SD	Rochester Airport Ltd	44.70	0	0	0	0	0	0	2108
Reason for exclusion: Superseded by MC182505										
MC143796 #	249 London Road Rainham GILLINGHAM ME8 6YR	N & R Projects Ltd	0.13	0	4	0	0	0	0	0
Reason for exclusion: Superseded by MC152525										
MC150079 #	Former Kitchener Barracks Dock Road CHATHAM	J G Chatham Ltd	4.77	0	0	-4258	0	0	0	0
Reason for exclusion: Superseded by MC171392										
MC150923 **	155 Lower Rainham Road Rainham GILLINGHAM ME7 2XT	Medway Rewind Services Ltd	0.75	56	0	0	0	0	0	0
Reason for exclusion: Implemented but unlikely to be completed										
MC152525 #	249 London Road Rainham GILLINGHAM ME8 6YR	N & R Projects Ltd	0.13	0	18	0	0	0	0	0
Reason for exclusion: Superseded by MC191964										

Table 3, Section 7: Other commercial and leisure planning consents excluded



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC154264 #	Playing Field Shipwrights Avenue CHATHAM	St Marys Amateur Boxing Club <i>Reason for exclusion: Superseded by MC183302 and subsequently MC200892</i>	0.10	0	0	0	0	540	0	0
MC154353 #	Former Rochabite Hall Queens Road GILLINGHAM ME7 4LP	Kent Planning Ltd <i>Reason for exclusion: Superseded by MC191383</i>	0.12	0	0	0	0	-150	0	0
MC154427 #	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd <i>Reason for exclusion: Superseded by MC165052</i>	0.52	0	0	0	3065	0	0	0
MC165052 #	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd <i>Reason for exclusion: Expired in 2020 and superseded by MC200612</i>	0.25	0	0	0	3065	0	0	0
MC181399 #	169 Hempstead Road Hempstead GILLINGHAM ME7 3QG	All Saints Church <i>Reason for exclusion: Superseded by MC200731</i>	0.10	0	0	0	10	0	0	0
MC181854 #	77 Main Road Hoo ROCHESTER ME3 9AA	Mr N Patel <i>Reason for exclusion: Superseded by MC192824</i>	0.09	0	-12	0	454	0	0	0
MC182939 #	Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Covell Matthews Architects <i>Reason for exclusion: Superseded by MC201202</i>	0.05	0	0	0	0	0	209	0
MC183302 #	Shipwrights Avenue CHATHAM	RKARCHVIZ Ltd <i>Reason for exclusion: Superseded by MC200892</i>	0.12	0	0	0	0	288	0	0
MC191299 #	Elm Avenue Chattenden ROCHESTER	Esquire Developments <i>Reason for exclusion: Superseded by MC191300</i>	0.90	0	0	0	0	-79	0	0
MC191998 ^	Chatham Docks North Side Three Road GILLINGHAM	Graham Simpkin Planning Ltd <i>Reason for exclusion: Implementation unlikely</i>	1.29	0	0	0	3850	0	0	0
MC20061901 #	249 London Road Rainham GILLINGHAM ME8 6YR	Mrs R Bundhoo <i>Reason for exclusion: Superseded by MC143796 and subsequently MC152525</i>	0.13	12	-12	0	0	0	0	0

Table 3, Section 7: Other commercial and leisure planning consents excluded



Medway Monitoring Report 2021 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC20072153 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Cemex (UK) Operations Limited	80.66	0	0	0	300	0	0	0
Reason for exclusion: Superseded by MC121791										
MC20090362 #	224-228 Nelson Road GILLINGHAM ME7 4LU	Mr Chakkar	0.06	0	-11	0	0	0	0	0
Reason for exclusion: Superseded by MC112063 and subsequently MC161505										
MC202730 #	122 Canterbury Street GILLINGHAM ME7 5UH	Mr P Jayasuriya Mahinda	0.02	0	0	0	-86	0	0	0
Reason for exclusion: Superseded by MC203315										

Application superseded,

^ Implementation unlikely

** Further development unlikely

Notes: Only consents with beds or floorspace in the categories for this table are shown. Permissions prior to 1 April 2005 will not include the category SG. Where losses have occurred under a superseded number, these will not be recorded again on subsequent applications, in order to avoid double counting. Permissions identified as superseded will show within the system while the subsequent decision remains valid.



**Section 8: Other commercial and leisure summary statistics;
Planning consents valid 1 April 2020 to 31 March 2021**

	<i>C1 (beds)</i>	<i>C2 (beds)</i>	<i>C2a (sq.m.)</i>	<i>D1 (sq.m.)</i>	<i>D2 (sq.m.)</i>	<i>SG (sq.m.)</i>	<i>Other (sq.m.)</i>
Completions							
Development completed in survey period	14	0	0	2633	2658	3536	0
Lost due to redevelopment/reconstruction	0	-22	0	-1615	-761	-568	-9302
	14	-22	0	1018	1897	2968	-9302
Commitments							
Not started	308	65	0	26683	38977	28676	43446
Under construction	96	104	0	6512	6939	1082	867
	(404)	(169)	(0)	(33195)	(45916)	(29758)	(44313)
Potential losses	-7	0	0	-911	-4148	-2297	0
	397	169	0	32284	41768	27461	44313
Exclusions							
Expired	0	0	0	0	-130	-293	0

Notes: Permissions prior to 1 April 2005 will not include the category SG.

The data in the exclusions section is for information only and may include the same site more than once where there have been superseding applications.



4) Housing Land Availability Tables and Data



Completions on Previously Developed Land

	2016/17	2017/18	2018/19	2019/20	2020/21
Small total	110	82	115	81	98
Small PDL	75	56	71	56	73
Large allocations total	70	61	146	269	209
Large allocations PDL	42	61	146	269	209
Large windfalls total	462	537	386	780	775
Large windfalls PDL	428	484	262	465	361
Total completions	642	680	647	1,130	1082
Total PDL	549	601	479	790	643
PDL Proportion of all completions (%)	85.5%	88.4%	74.3%	69.9%	59.4%

59% of new and converted dwellings were constructed on previously developed land (PDL).

Net completions including breakdown of PDL for 2020/21

	Net PDL completions	Net PDL as a % of total completions	Total number of net dwellings completed
Small sites	73	74%	98
Large/windfall sites	570	58%	984
Total PDL	643	59%	1,082



Housing Trajectory

The table below shows a pipeline projection, which includes all sites with planning permission (not started/under construction, split into large and small applications), Strategic Land Availability Assessment (SLAA) sites and windfalls.

Windfall Allowance

The council will be making a windfall allowance in the 5 year land supply. This is derived from the average of large and small windfall completions over the past 10 years, but does not include any site that was a residential garden area, or had been identified in the Strategic Land Availability Assessment, Urban Capacity or previous planning document.

This windfall allowance will be added from year 4 onwards.

Year	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	0-5 yrs	5-10 yrs	10-15 yrs	15 + yrs
Net Completions	1,082	-	-	-	-	-	-	-	-	-
Large site apps		1,282	1,596	1,051	1,289	925	6,143	1,387	0	100
Small site apps		93	69	137	30	4	333	7	0	0
SLAA sites		0	50	596	852	978	2,476	6,574	6,491	3,116
Windfall Allowance		0	0	0	224	224	448	1,120	1,120	448
Total		1,375	1,715	1,784	2,395	2,131	9,400	9,088	7,611	3,664

Phasing over the next 15 years (commitments on large and small sites)*

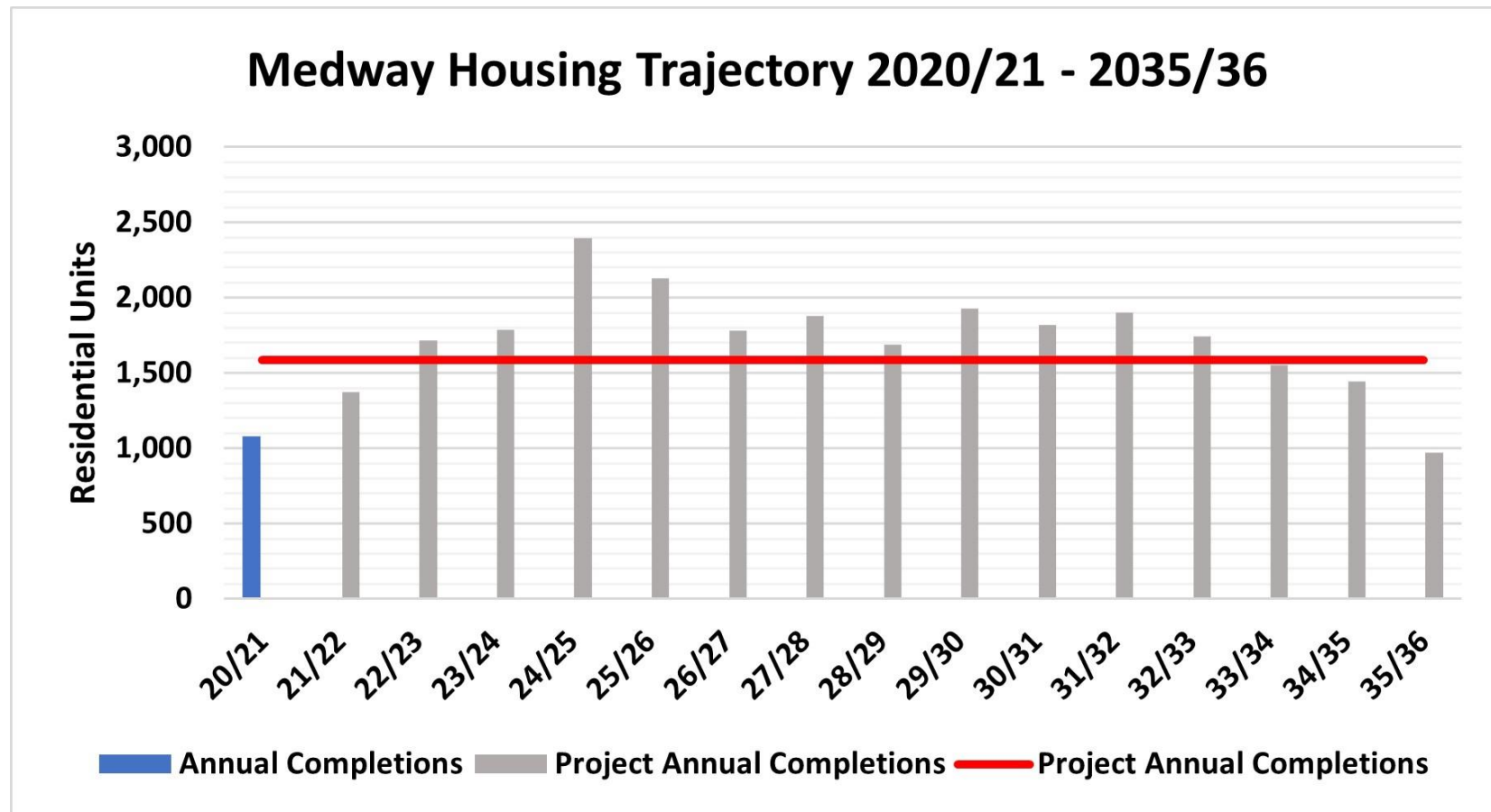
5 year period	0-5 years	5-10 years	10-15 years
No of dwellings	6,476	1,394	0

*figures in this table do not include SLAA sites or a windfall allowance



Housing Target

The Government has provided Local Housing Need figures for each local authority. With effect from March 2021, it stands at a target of 1,586 dwellings per annum.



Start of latest standard method assessed housing target:

Year	20/21
Completions	1,082
Requirement	1,586
Surplus/Deficit	-504

Future Phasing:

Year	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Phasing	1,375	1,715	1,784	2,395	2,131	1,780	1,878	1,687	1,925	1,818	1,901	1,745	1,550	1,442	973
Annual Requirement	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586

Cumulative Phasing

Year	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Cumulative annual requirement	3,172	4,758	6,344	7,930	9,516	11,102	12,688	14,274	15,860	17,446	19,032	20,618	22,204	23,790	25,376
Cumulative projected completions and actual completions	2,457	4,172	5,956	8,351	10,482	12,262	14,140	15,827	17,752	19,570	21,471	23,216	24,766	26,208	27,181
Surplus/Deficit	-715	-586	-388	421	966	1,160	1,452	1,553	1,892	2,104	2,439	2,598	2,562	2,418	1,805



Projected build rates by property type

The developments expected to deliver the most new dwellings over the next 5 years are at the following locations:- Allhallows Golf Course, Chatham Waterfront, St Mary's Island, Land at Chatham Docks, Rochester Riverside, Strood Waterfront, Bardell Wharf, Rochester, Whiffens Avenue car park, Chatham, St Marys Island, Stoke Road Hoo, north of Commissioners Road, Strood, Colonial House Chatham Maritime, the Former Barracks Dock Road, Chatham, land to west of Elm Avenue, Chattenden, Otterham Quay Lane, Rainham, Bakersfield, Rainham, West of Station Road, Rainham, Land South of Lower Rainham Road, Rainham, Mountbatten House Military Road Chatham, Berengrave Nursery, Rainham, West of Town Road, Cliffe Woods, South of View Road, Cliffe and the former Golf Centre Street End Road Chatham.

The table and chart below show the split of houses and flats for all sites with planning permission. The majority of development after 10 years will be from allocations in the new Medway Local Plan.

Year	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	TOTAL
Flats with pp	647	905	572	894	528	189	186	79	78	55	4,132
House with pp	728	760	616	425	401	238	170	170	168	61	3,738
Total	1,375	1,665	1,188	1,319	929	427	356	249	246	116	7,870

Please note, these are only sites with permission



Housing floor space completions

A quarterly series of experimental statistics is released by the Department for Communities and Local Government on the energy efficiency of domestic and non-domestic buildings in England and Wales that have been constructed, sold or let since 2008. This data comes from Energy Performance Certificates (EPCs) which are produced at the time of completion or sale. Each dwelling is referred to as a lodgement.

Table: Residential Floor space completed 2016/17 – 2020/21

	Bungalows		Flats		Houses		Maisonettes	
	Number of lodgements	Total floor area (sq.m)	Number of lodgements	Total floor area (sq.m)	Number of lodgements	Total floor area (sq.m)	Number of lodgements	Total floor area (sq.m)
2016/17	48	3,345	325	18,843	282	31,335	5	376
2017/18	6	557	375	23,819	308	35,775	19	1,407
2018/19	6	614	282	17,383	359	41,691	6	559
2019/20	22	1,578	668	40,553	512	60,476	4	406
2020/21	15	1,309	532	34,705	563	63,838	2	103
TOTAL								
Medway completions 2016/17 – 2020/21	97 (2%)	7,403	2,182 (50%)	135,300	2,024 (47%)	233,115	36 (1%)	2,851
TOTAL								
England completions 2016/17– 2020/21	30,190 (3%)	2,745,146	472,774 (41%)	29,264,668	643,994 (55%)	72,720,582	14,180 (1%)	105,931,324

Source: <https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>

Over the past 5 years, due to a surge in the delivery of flats in recent years, the majority of residential units completed in Medway have been flats (50%), followed by houses (47%), with maisonettes and bungalows make up the remaining 3%.

For England as a whole the gap is in reverse and much wider with houses providing 55% of housing completions and flats providing 41% during the same time period.

Dwellings (%) with planning permission under construction and not started on previously developed land (PDL) and greenfield (G/F) sites at 31st March 2021

	Under construction	Not Started	All future dwellings with permission
2016/17 PDL	91%	76%	78%
2016/17 Greenfield	9%	24%	22%
2017/18 PDL	91%	71%	74%
2017/18 Greenfield	9%	29%	26%
2018/19 PDL	86%	56%	69%
2018/19 Greenfield	14%	44%	31%
2019/20 PDL	72%	69%	70%
2019/20 Greenfield	28%	31%	30%
2020/21 PDL	78%	61%	32%
2020/21 Greenfield	22%	39%	68%

Pressures to meet housing targets have led to more greenfield land being given planning permission.



New large and small sites proposed 2016/17 – 2020/21 split by approval/refusals

The number of applications on new sites has fallen since last year, with 2020/21 receiving applications on 148 new sites, with approval given to 71% overall.

	Total new sites	No of Small sites	Small sites Approved (%)	Small sites Refused (%)	No of Large sites	Large sites Approved (%)	Large sites Refused (%)
2016/17	124	99	73%	27%	25	84%	16%
2017/18	139	111	68%	32%	28	68%	32%
2018/19	150	110	65%	35%	40	80%	20%
2019/20	154	112	65%	35%	42	79%	21%
2020/21	148	113	68%	32%	35	71%	29%

Permissions and number of dwellings on new sites each year 2016/17 – 2020/21

A new site is counted in the year it first receives planning permission. The total dwellings permitted each year on new sites can change depending on the size of sites being granted permission. This year's largest new sites saw permission being granted for 225 dwellings at Town Road, Cliffe Woods, 202 units on land south of Lower Rainham Road and 155 dwellings at the former St Bartholomew's Hospital in Rochester.

Year	No of permissions on new sites	Large/Windfall dwellings (net)	Small dwellings (net)	Total dwellings permitted on new sites (net)
2016/17	109	1,447	113	1,560
2017/18	114	543	132	675
2018/19	104	1,217	86	1,303
2019/20	117	846	134	980
2020/21	102	912	99	1,011



Permitted Development

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Additional change of use permitted rights were introduced last year to allow the change of use from B1(a), A1, A2 and agricultural uses to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. Amusement arcades/centres and casinos (Sui Generis uses) were also given a new permitted development right to change to residential if the cumulative floor space of the building is under 150 sq.m. This year, from August 2020 two new pieces of government legislation were introduced to allow building on top of freestanding blocks of flats and homes.

Further changes to permitted development are expected next year 2021/22.

The Town and Country Planning (General Permitted Development) (England) Order 2015

<https://www.gov.uk/government/publications/permitted-development-rights-and-changes-to-the-use-classes-order/fast-tracked-approval-for-building-upwards-key-facts-brief>

Prior approval notifications decided during 2020/21 are detailed in the following tables.

Sites allowed under permitted development:

Planning application ref	Site address	Previous use	Gain in residential units	Permitted	Status
MC200326	Gouge Farm, Stonehouse Lane, Strood	Agricultural building	2	Yes	Not started
MC200176	16 Rainham Shopping Centre	A3	n/a (A1 to A3)	Yes	Complete
MC200432	204 High Street Rochester	B1a	None – just extension to existing property	Yes	Not started
MC200567	255 High Street Rainham	A1	1	Yes	Complete
MC200612	Royal Sovereign House Chatham Maritime	B1	51	Yes	Not started
MC200613	Prince Regent House Chatham Maritime	B1	27	Yes	Not started
MC200825	3-5 The Courtyard Holding Street Rainham	B1	3	Yes	Complete
MC200901	180 High Street Chatham	A1	5	Yes	Not started
MC201625	Anchorage House, 47-67 High Street Chatham	B1a	81	Yes	Not started
MC201644	44 High Street, Chatham	A1	n/a (A1 to A3)	Yes	Complete
MC201922	157 Barnsole Road, Gillingham	A1	1	Yes	Under construction
MC202399	52 Delce Road, Rochester	A1	1	Yes	Under construction
MC202316	Boyce's Bakery, 62 High Street Gillingham	B1	2	Yes	Not started
MC202525	50 Delce Road, Rochester	A1	2	Yes	Under construction
MC202973*	10 Franklin Road, Gillingham	A1	2	Yes	Not started



Planning application ref	Site address	Previous use	Gain in residential units	Permitted	Status
MC203029	1 st & 2 nd floors 31 Balmoral Road Gillingham	B1a	1	Yes	Not started
MC203169	2 North Street, Strood	B1a	5	Yes	Not started
MC203268	122 High Street, Chatham	A1	4	Yes	Not started
MC203287	120 High Street, Chatham	A1	4	Yes	Not started
MC210164	178 High Street, Chatham	SG	2	Yes	Not started
TOTAL DWELLINGS ALLOWED UNDER PERMITTED DEVELOPMENT			194		

Sites requiring full permission:

Planning application ref	Site address	Previous use	Gain in residential units	Permitted	Status
MC202225*	10 Franklin Road, Gillingham	A1	2	No	Refused
MC202310	The Barn, Cooling Road, High Halstow	Agricultural building	1	No	Refused
MC202753	50 Luton High Street, Luton	A1	1	No	Refused
MC202482	1 st Floor Neighbourhood Centre Princes Avenue	SG	n/a (D1)	No	Refused
MC202748	346a High Street, Chatham	Upwards extn to flats	10	No	Refused
MC202993	52, 54, 54a High Street Gillingham	Upwards extn to flats	6	No	Refused
TOTAL REQUIRING FULL PERMISSION			20		

*This may include the same site more than once where there have been multiple applications.



Table 4: Housing consents and allocations

Section 1: Annual completions by ward as at 31 March 2021

Ward	Net completions
Chatham Central	39
Cuxton and Halling	3
Gillingham North	29
Gillingham South	13
Hempstead and Wigmore	34
Lordswood and Capstone	1
Luton and Wayfield	61
Peninsula	180
Princes Park	3
Rainham Central	3
Rainham North	95
Rainham South	11
River	451
Rochester East	-2
Rochester South and Horsted	11
Rochester West	10
Strood North	3
Strood Rural	68
Strood South	66
Twydall	0
Walderslade	0
Watling	3
Total	1082

Table 4: Housing consents and allocations,
Section 1: Annual completions by ward



Section 2: Average net density of full permissions* during the year to 31 March 2021

Ward	Total dwellings	No. of permissions	Net dev. area	Average net density
Chatham Central	0	0	0.00	0
Cuxton and Halling	88	1	0.33	270
Gillingham North	22	3	0.18	122
Gillingham South	62	8	0.90	69
Hempstead and Wigmore	5	1	0.06	79
Lordswood and Capstone	17	1	0.27	63
Luton and Wayfield	6	1	0.04	171
Peninsula	5	1	0.30	17
Princes Park	0	0	0.00	0
Rainham Central	0	0	0.00	0
Rainham North	343	4	12.64	27
Rainham South	29	1	1.42	20
River	332	6	2.23	149
Rochester East	0	0	0.00	0
Rochester South and Horsted	0	0	0.00	0
Rochester West	23	1	0.27	85
Strood North	26	5	0.44	59
Strood Rural	236	4	8.08	29
Strood South	12	1	0.17	72
Twydall	0	0	0.00	0
Walderslade	8	1	0.20	40
Watling	0	0	0.00	0
Medway Total	1214	39	27.51	44

* Large Sites and Windfalls only



Section 3: Residential land availability for large sites at 31st March 2021

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	(Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
Greenfield land																							
GL152	164 East of Gillingham Golf Course Broadway GILLINGHAM																						
	ME8 6DP	Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0.47 ha	(0.0 dph)	(1997)																					
MC373	803 Land at Highview Farm Lordswood Lane Lordswood																						
	ME5 8JP	Permissions	1	1	4	6	0	0	0	0	1	1	4	6	1	0	1	0	0	2	0	0	
0.76 ha	Lordswood and Capstone	Unidentified gf																					
	(10.7 dph)	(2015)																					
MC150550	Full Houses		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Mercer
MC152778	Full Houses		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	0	Mr Mason
MC153781	Full Houses		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr and Mrs Nicholls
MC160981	Full Houses		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr & Mrs Johnson
MC161302	Full Houses		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	Mr Mason
MC163403	Full Houses		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr & Mrs Osbourne
MC406	775 Bakersfield Station Road Rainham																						
	ME8 7QZ	Permissions	18	34	56	108	0	0	0	0	18	34	56	108	34	18	0	0	0	52	0	0	
2.8 ha	Rainham North	Unidentified gf																					
	(37.8 dph)	(2016)																					
MC171820	Reserved Matters Houses		0	34	56	90	0	0	0	0	0	34	56	90	34	0	0	0	0	34	0	0	McCulloch Homes
MC181307	Full Houses		18	0	0	18	0	0	0	0	18	0	0	18	0	18	0	0	0	18	0	0	McCulloch Homes
MC413	825 Land at Otterham Quay Lane Rainham																						
	ME8 8QD	Permission	300	0	0	300	0	0	0	0	300	0	0	300	30	72	72	72	54	300	0	0	
10.75 ha	Rainham North	Unidentified gf																					
	(34.0 dph)	(2017)																					
MC182328	Reserved Matters Houses		300	0	0	300	0	0	0	0	300	0	0	300	30	72	72	72	54	300	0	0	J B Planning Associates Ltd



Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC425	713 North of Peninsula Way and Main Road Four Elms Hill Chattenden																						
	ME	Permission	0	15	116	131	0	0	0	0	0	15	116	131	15	0	0	0	0	15	0	0	
6.6 ha	Strood Rural																						
MC164229	Unidentified gf	(2016)																					
	(24.7 dph)																						
	Reserved Matters	Mainly Houses	0	15	116	131	0	0	0	0	0	15	116	131	15	0	0	0	0	15	0	0	Abbey Developments Ltd
MC428	1067 Gibraltar Farm Ham Lane Lordswood																						
	ME7 3JJ	Permission	450	0	0	450	0	0	0	0	450	0	0	450	0	0	0	50	80	130	320	0	
23.93 ha	Lordswood and Capstone																						
MC180556	Unidentified gf	(2017)																					
	(34.6 dph)																						
	Outline	Houses	450	0	0	450	0	0	0	0	450	0	0	450	0	0	0	50	80	130	320	0	Messrs Attwood
MC445	1203 Land south of Stoke Road Hoo																						
	ME3	Permission	0	58	69	127	0	0	0	0	0	58	69	127	38	20	0	0	0	58	0	0	
8.26 ha	Peninsula																						
MC180702	Unidentified gf	(2017)																					
	(36.0 dph)																						
	Reserved Matters	Mainly Houses	0	58	69	127	0	0	0	0	0	58	69	127	38	20	0	0	0	58	0	0	Barton Wilmore (Agents)
MC452	711 Land north of Commissioners Road Strood																						
	ME2 4EQ	Permission	130	0	0	130	0	0	0	0	130	0	0	130	0	0	30	43	50	123	0	0	
3.9 ha	Strood North																						
MC164268	Unidentified gf	(2017)																					
	(49.1 dph)																						
	Outline	Mixed Dwelling Types	130	0	0	130	0	0	0	0	130	0	0	130	0	0	30	43	50	123	0	0	Medway Preservation & Development
MC454	783b part Land at Brickfields Darland Farm Pear Tree Lane Hempstead																						
	ME7 3PP	Permission	0	4	40	44	0	0	0	0	0	4	40	44	4	0	0	0	0	4	0	0	
4.2 ha	Hempstead and Wigmore																						
MC180705	Unidentified gf	(2017)																					
	(15.2 dph)																						
	Reserved Matters	Houses	0	4	40	44	0	0	0	0	0	4	40	44	4	0	0	0	0	4	0	0	Mr Iskandar

Greenfield Land

Table 4, Section 3: Residential land availability for large sites

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Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC459	1071 part, 1070 part Land off Town Road Cliffe Woods																						
	ME3	Permission	225	0	0	225	0	0	0	0	225	0	0	225	0	25	50	50	50	175	14	0	
10.9 ha	Strood Rural																						
MC190287	Unidentified gf	(2021)																					
	(31.7 dph)	Mainly Houses	225	0	0	225	0	0	0	0	225	0	0	225	0	25	50	50	50	175	14	0	Mr Gladman
	Outline																						
MC460	848 Land south of View Road Cliffe Woods																						
	ME3	Permission	50	0	0	50	0	0	0	0	50	0	0	50	0	0	25	25	0	50	0	0	
	Strood Rural																						
1.2 ha	Windfall	(2019)																					
MC163742	(41.7 dph)	Mainly Flats	50	0	0	50	0	0	0	0	50	0	0	50	0	0	25	25	0	50	0	0	Mr A Pritchard SJP Group Ltd
	Outline																						
MC478	751 South of Ratcliffe Highway Former Sports Ground Bells Lane Hoo																						
	ME3 9JD	Permission	0	49	183	232	0	0	0	0	0	49	183	232	44	5	0	0	0	49	0	0	
	Peninsula																						
6.713 ha	Unidentified gf	(2018)																					
MC171884	(42.2 dph)	Mainly Houses	0	49	183	232	0	0	0	0	0	49	183	232	44	5	0	0	0	49	0	0	Bellway Homes Ltd
	Full																						
MC490	817 Berengrave Nursery Berengrave Lane Rainham																						
	ME8 7NL	Permissions	59	31	49	139	0	0	0	0	59	31	49	139	44	46	0	0	0	90	0	0	
	Rainham North																						
5.83 ha	Unidentified gf	(2018)																					
MC183442	(22.3 dph)	Mixed Dwelling Types	0	30	49	79	0	0	0	0	0	30	49	79	30	0	0	0	0	30	0	0	Mr J Longhorn
MC193275	Reserved Matters	Houses	59	1	0	60	0	0	0	0	59	1	0	60	14	46	0	0	0	60	0	0	Miss Rebecca Foad
	Full																						

Greenfield land

Table 4, Section 3: Residential land availability for large sites

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Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC504	1324 West of Merryboys Farm	House Cooling Common																					
	ME3 7TP	Permissions	2	3	1	6	0	0	0	0	2	3	1	6	3	0	2	0	0	5	0	0	
0.57 ha	Strood Rural	Unidentified gf																					
	(6.7 dph)	(2019)																					
MC173572	Outline	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	0	
MC181863	Reserved Matters	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	
MC190658	Reserved Matters	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	
MC191587	Reserved Matters	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
MC201325	Reserved Matters	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	
MC202842	Reserved Matters	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	0	
																							DHA Planning
																							Mr M Brett Chaponnel
																							Taylor Roberts Ltd
																							Taylor Roberts Ltd
																							MGM Finance Limited
																							Mr Whittam
MC508	1131 Land to west of Elm Avenue	Chattenden																					
	ME3 8GX	Permission	15	40	14	69	0	0	0	0	15	40	14	69	55	0	0	0	0	55	0	0	
3.39 ha	Strood Rural	Unidentified gf																					
	(28.8 dph)	(2019)																					
MC191300	Reserved Matters	Mainly Houses	15	40	14	69	0	0	0	0	15	40	14	69	55	0	0	0	0	55	0	0	
																							Esquire Developments
MC511	1114 Chatham Golf Centre Street	End Road Chatham																					
	ME5 0BG	Permission	0	74	57	131	0	0	0	0	0	74	57	131	60	14	0	0	0	74	0	0	
3.3 ha	Luton and Wayfield	Windfall																					
	(39.7 dph)	(2016)																					
MC172767	Full	Mixed Dwelling Types	0	74	57	131	0	0	0	0	0	74	57	131	60	14	0	0	0	74	0	0	
																							Mr J Goodban
MC512	1048 Adjacent 54 Beacon Road	Chatham																					
	ME5 7BP	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	0	0	
0.042 ha	Luton and Wayfield	Windfall																					
	(142.9 dph)	(2019)																					
MC182197	Full	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	0	0	
																							Mr P Harlow
MC513	1341 Adjoining 75 Shanklin Close	Chatham																					
	ME5 7QL	Permission	0	3	2	5	0	0	0	0	0	3	2	5	3	0	0	0	0	3	0	0	
0.1 ha	Princes Park	Windfall																					
	(50.0 dph)	(2019)																					
MC182282	Full	Houses	0	3	2	5	0	0	0	0	0	3	2	5	3	0	0	0	0	3	0	0	
Greenfield land																							

Table 4, Section 3: Residential land availability for large sites



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC514	1174 Stoke Road	Business Centre	Stoke Road	Hoo																			
	ME3 9BP	Permission	160	40	0	200	0	0	0	0	160	40	0	200	20	70	60	50	0	200	0	0	
14.9 ha	Peninsula																						
MC190888	Unidentified gf	(2019)																					
	(35.1 dph)																						
	Reserved Matters	Mainly Houses	160	40	0	200	0	0	0	0	160	40	0	200	20	70	60	50	0	200	0	0	Miss Emilie Paine Quod
MC515	1103 Land adjoining no 35	Cooling Road	High Halstow																				
	ME3 8SA	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	0	5	5	0	0	
0.42 ha	Peninsula																						
MC180096	Unidentified gf	(2019)																					
	(11.9 dph)																						
	Outline	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	0	5	5	0	0	Mr and Mrs Waller
MC518	835 Land at Walnut Tree Farm,	North of Britannia Road	High Halstow																				
	ME3 8SQ	Permission	6	21	39	66	0	0	0	0	6	21	39	66	27	0	0	0	0	27	0	0	
2.78 ha	Peninsula																						
MC174408	Unidentified gf	(2019)																					
	(31.9 dph)																						
	Full	Mainly Houses	6	21	39	66	0	0	0	0	6	21	39	66	27	0	0	0	0	27	0	0	Redrow Homes Limited
MC528	1210 Binney Farm Binney Road	Allhallows																					
	ME3 9PL	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	
0.32 ha	Peninsula																						
MC183387	Windfall	(2019)																					
	(28.1 dph)																						
	Full	Houses	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	Mr P Johnson
MC529	1069 & 1070 Opposite Merry Boys Road	West of Town Road	Cliffe Woods																				
	ME3 8JX	Permission	26	58	10	94	0	0	0	0	26	58	10	94	72	12	0	0	0	84	0	0	
4.4 ha	Strood Rural																						
MC182961	Unidentified gf	(2019)																					
	(26.9 dph)																						
	Full	Mainly Houses	26	58	10	94	0	0	0	0	26	58	10	94	72	12	0	0	0	84	0	0	Esquire Developments

Greenfield land

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
MC530	1127 Allhallows Golf Course Avery Way Allhallows																						
	ME3 9QJ	Permission	81	0	0	81	0	0	0	0	81	0	0	81	1	20	20	20	20	81	0	0	
6.36 ha	Peninsula																						
MC180288	Unidentified gf	(2019)																					
	(23.1 dph)																						
	Full	Mobile/temp homes	81	0	0	81	0	0	0	0	81	0	0	81	1	20	20	20	20	81	0	0	Turners Britannia Parks Ltd
MC535	1286 part Land adjacent Blue Barn Seymour Road Rainham																						
	ME8 8PY	Permission	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	
0.28 ha	Rainham South																						
MC183577	Unidentified gf	(2020)																					
	(28.6 dph)																						
	Full	Houses	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	Esquire Developments
MC539	1120 White Road Community Centre White Road Chatham																						
	ME4 5UN	Permission	0	0	20	20	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	
0.62 ha	Chatham Central																						
MC182553	Windfall	(2020)																					
	(32.3 dph)																						
	Full	Houses	0	0	20	20	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	Mr Lewis Small Medway Development Company
MC551	Land rear of British Pilot Hotel Avery Way Allhallows																						
	ME3 9QW	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	0	0	
0.34 ha	Peninsula																						
MC190007	Windfall	(2020)																					
	(23.5 dph)																						
	Full	Mainly Houses	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	0	0	Mrs Elaine Fitton
MC557	849 Bennetts Orchard Land off Lower Rainham Road (West of Station Road) Rainham																						
	ME8 7UB	Permission	64	0	0	64	0	0	0	0	64	0	0	64	0	46	18	0	0	64	0	0	
3.44 ha	Rainham North																						
MC183160	Windfall	(2020)																					
	(37.6 dph)																						
	Outline	Mainly Houses	64	0	0	64	0	0	0	0	64	0	0	64	0	46	18	0	0	64	0	0	Kodiak Land
MC559	Land rear and adjacent to 178 Darnley Road Strood																						
	ME2 2UW	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	0	0	
0.05 ha	Strood South																						
MC191815	Windfall	(2020)																					
	(120.0 dph)																						
	Full	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	0	0	Insight Architects
Greenfield land																							Page 6 of 29

Table 4, Section 3: Residential land availability for large sites



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC566	Adj to Somerset Close & adj 8 Wiltshire Close Chatham	ME5 7SR Princes Park Windfall (41.7 dph) Full	Permission	0	10	0	10	0	0	0	0	10	0	10	10	0	0	0	0	10	0	0	MHS
0.24 ha MC191866		(2020) Flats (Purpose built)		0	10	0	10	0	0	0	0	10	0	10	10	0	0	0	0	10	0	0	
MC573	Land adjacent to Eastcourt Green Twydall	ME8 6LU Twydall Windfall (23.7 dph) Full	Permission	14	0	0	14	0	0	0	14	0	0	14	7	7	0	0	0	14	0	0	Medway Council, HRA Housing Services, Mr Adam Spokes
0.591 ha MC193106 #		(2020) Houses		14	0	0	14	0	0	0	14	0	0	14	7	7	0	0	0	14	0	0	
MC574	Site adjacent to Woodchurch Crescent Twydall	ME8 6XA Twydall Windfall (26.5 dph) Full	Permission	9	0	0	9	0	0	0	9	0	0	9	4	5	0	0	0	9	0	0	Medway Council - HRA Housing Services, Mr Adam Spokes
0.73 ha MC193107		(2020) Bungalows		9	0	0	9	0	0	0	9	0	0	9	4	5	0	0	0	9	0	0	
MC575	Land at Hillcrest Ratcliffe Highway Hoo	ME3 8PX Peninsula Windfall (44.7 dph) Full	Permission	0	21	0	21	0	0	0	0	21	0	21	19	2	0	0	0	21	0	0	Bellway Homes Ltd
0.47 ha MC193328 #		(2020) Houses		0	21	0	21	0	0	0	0	21	0	21	19	2	0	0	0	21	0	0	
MC581	68 Land North of Clarendon Drive Strood	ME2 3LT Strood North Windfall (20.7 dph) Full	Permission	6	0	0	6	0	0	0	6	0	0	6	0	6	0	0	0	6	0	0	Mr George Light
0.29 ha MC200846		(2021) Houses		6	0	0	6	0	0	0	6	0	0	6	0	6	0	0	0	6	0	0	
MC584	787 Land at Port Victoria Road Grain	ME3 0EN Peninsula Unidentified gf (16.7 dph) Outline	Permission	5	0	0	5	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	Mr and Mrs Murison
0.3 ha MC201973		(2021) Houses		5	0	0	5	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	

Greenfield land

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC587	749 Land south of Lower Rainham Road Rainham	Permission	202	0	0	202	0	0	0	0	202	0	0	202	0	0	52	50	50	152	50	0	
9.22 ha MC181796	ME8 7UD Rainham North Unidentified gf (23.8 dph) Outline	(2021) Houses	202	0	0	202	0	0	0	0	202	0	0	202	0	0	52	50	50	152	50	0	Peel Investment (North) Ltd
MC591	Part 847 Land at The Maltings Rainham	Permission	0	29	0	29	0	0	0	0	0	29	0	29	0	29	0	0	0	29	0	0	
1.42 ha MC192532	ME8 8JL Rainham South Unidentified gf (20.4 dph) Full	(2021) Mainly Houses	0	29	0	29	0	0	0	0	0	29	0	29	0	29	0	0	0	29	0	0	Redrow Homes (South East) Ltd
MC596	800 Land west of Station Road Rainham	Permission	76	0	0	76	0	0	0	0	76	0	0	76	0	34	42	0	0	76	0	0	
2.26 ha MC192898	ME8 7QZ Rainham North Unidentified gf (33.6 dph) Outline	(2021) Houses	76	0	0	76	0	0	0	0	76	0	0	76	0	34	42	0	0	76	0	0	Mr Iain Warner Tetlow King Planning



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Mixed

MC209

248 3 Upper Luton Road Chatham
ME5 7BG
Luton and Wayfield
Windfall

Permissions

1 11 5 17 0 1 0 1 1 10 5 16 0 10 1 0 0 11 0 0

0.472 ha

MC142912

MC172534

(32.1 dph) (2009)
Full Houses
Full Houses

0 11 5 16 0 1 0 1 0 10 5 15 0 10 0 0 0 10 0 0
1 0 0 1 0 0 0 0 1 0 0 1 0 0 1 0 0 1 0 0

Mr M Hutley
AMG Chatham Ltd

MC534

1165 Land at 143 Berengrave Lane Rainham
ME8 7UJ
Rainham North
Windfall

Permission

9 0 0 9 0 0 0 0 9 0 0 9 0 9 0 0 0 9 0 0

0.37 ha

MC183168

(24.3 dph) (2020)
Full Houses

9 0 0 9 0 0 0 0 9 0 0 9 0 9 0 0 0 9 0 0

Andrew Wells Planning & Design

MC569

Land at 18 Broom Hill Road Strood
ME2 3LE
Strood North
Windfall

Permission

8 0 0 8 0 0 0 0 8 0 0 8 0 8 0 0 0 8 0 0

0.4 ha

MC191708

(20.0 dph) (2020)
Outline Houses

8 0 0 8 0 0 0 0 8 0 0 8 0 8 0 0 0 8 0 0

Insight Architects

Mixed

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
(Density)	(Density)	(First year*)																					
Previously developed land																							
GL073	472 Land at St Mary's Island Maritime Way Chatham Maritime																						
	ME4	Permissions	76	55	1629	1760	0	0	0	0	76	55	1629	1760	34	66	31	0	0	131	0	0	
	River																						
	Large Site																						
59.9 ha	(35.7 dph)	(1988)																					
GL940204	Full	Mixed Dwelling Types	0	0	56	56	0	0	0	0	0	0	56	56	0	0	0	0	0	0	0	Countryside Residential	
GL960158	Full	Houses	0	0	98	98	0	0	0	0	0	0	98	98	0	0	0	0	0	0	0	Countryside Residential	
GL960557	Reserved Matters	Flats (Purpose built)	0	0	43	43	0	0	0	0	0	0	43	43	0	0	0	0	0	0	0	Countryside Maritime Ltd	
GL970045	Reserved Matters	Mixed Dwelling Types	0	0	7	7	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	Countryside Maritime Ltd	
GL970047	Reserved Matters	Houses	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Countryside Maritime Ltd	
GL970401	Reserved Matters	Mixed Dwelling Types	0	0	110	110	0	0	0	0	0	0	110	110	0	0	0	0	0	0	0	Countryside Maritime Ltd	
GL980029	Reserved Matters	Houses	0	0	63	63	0	0	0	0	0	0	63	63	0	0	0	0	0	0	0	Redrow Homes (South East) Ltd	
GL980030	Reserved Matters	Houses	0	0	45	45	0	0	0	0	0	0	45	45	0	0	0	0	0	0	0	Redrow Homes (SE) Ltd	
MC091613	Reserved Matters	Mainly Houses	0	0	101	101	0	0	0	0	0	0	101	101	0	0	0	0	0	0	0	OMr S Burton Countryside Maritime limited	
MC132210	Reserved Matters	Mixed Dwelling Types	17	55	267	339	0	0	0	0	17	55	267	339	34	12	26	0	0	72	0	Countryside Maritime Ltd	
MC150679	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Countryside Properties Ltd	
MC153760	Full	Flats (Purpose built)	54	0	0	54	0	0	0	0	54	0	0	54	0	54	0	0	0	54	0	Countryside Properties (UK) Ltd	
MC181526	Full	Mixed Dwelling Types	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	Countryside Properties	
MC1995189	Reserved Matters	Mixed Dwelling Types	0	0	181	181	0	0	0	0	0	0	181	181	0	0	0	0	0	0	0	Barratt Homes (Eastern Counties) Ltd	
MC20000741	Reserved Matters	Mixed Dwelling Types	0	0	64	64	0	0	0	0	0	0	64	64	0	0	0	0	0	0	0	0 Countryside Residential (South Thames) Ltd	
MC20010196	Reserved Matters	Mixed Dwelling Types	0	0	32	32	0	0	0	0	0	0	32	32	0	0	0	0	0	0	0	0 Countryside Residential (South Thames) Ltd	
MC20011111	Reserved Matters	Mixed Dwelling Types	0	0	76	76	0	0	0	0	0	0	76	76	0	0	0	0	0	0	0	Countryside Maritime Ltd	
MC20011259	Reserved Matters	Mixed Dwelling Types	0	0	11	11	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	Countryside Maritime Ltd	
MC20020118	Reserved Matters	Houses	0	0	32	32	0	0	0	0	0	0	32	32	0	0	0	0	0	0	0	0 Countryside Residential (South Thames)	

Previously Developed Land

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC20020238	Reserved Matters	Houses	0	0	6	6	0	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20032560	Full	Flats (Purpose built)	0	0	84	84	0	0	0	0	0	0	84	84	0	0	0	0	0	0	0	0	Redrow Homes
MC20041832	Reserved Matters	Mainly Flats	0	0	30	30	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	Countryside Properties (Southern) Ltd
MC20050216	Reserved Matters	Mixed Dwelling Types	0	0	62	62	0	0	0	0	0	0	62	62	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20060749	Reserved Matters	Mixed Dwelling Types	0	0	71	71	0	0	0	0	0	0	71	71	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20071175	Reserved Matters	Mixed Dwelling Types	0	0	32	32	0	0	0	0	0	0	32	32	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20071852	Reserved Matters	Mixed Dwelling Types	0	0	35	35	0	0	0	0	0	0	35	35	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20081571	Reserved Matters	Houses	0	0	10	10	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	Countryside Maritime
MC980225	Reserved Matters		0	0	17	17	0	0	0	0	0	0	17	17	0	0	0	0	0	0	0	0	Countryside Residential South Thames Ltd
MC980654MG	Reserved Matters	Houses	0	0	91	91	0	0	0	0	0	0	91	91	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
GL159	3 89 Ingram Road Gillingham ME7 1SH Gillingham North Large Site 0.16 ha (110.0 dph)	Permission (1997)	0	0	22	22	0	0	0	0	0	0	22	22	0	0	0	0	0	0	0	0	
MC173455	Full	Flats (Purpose built)	0	0	22	22	0	0	0	0	0	0	22	22	0	0	0	0	0	0	0	0	Mr Chad
MC005	213 352-356 Luton Road CHATHAM ME4 5BD Luton and Wayfield Allocation 0.31 ha (0.0 dph)	Allocation (2000)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MC150	537 22-26 Victoria Street ROCHESTER ME1 1XH Rochester West Windfall 0.46 ha (24.7 dph)	Permission (2005)	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	
MC103859	Full	Conversion to Flats	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	Mr R Tucker

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC277	829 Medway Bridge Marina Manor Lane Rochester	Permission	36	0	0	36	0	0	0	0	36	0	0	36	0	0	18	18	0	36	0	0	Kent Planning Ltd
1.77	ME1 3HS Rochester West Windfall ha (62.1 dph) (2018)	Outline Flats (Purpose built)	36	0	0	36	0	0	0	0	36	0	0	36	0	0	18	18	0	36	0	0	
MC303	702 Tug & Shovel 65 North Street Strood	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	0	0	Bancil Partnership Ltd
0.06 ha	ME2 4SW Strood North Windfall (150.0 dph) (2015)	Full Flats (Purpose built)	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	0	0	
MC307	352 Former Cement Works Formby Road Halling	Permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redrow Homes Eastern
80.66 ha	ME2 1AW Cuxton and Halling Windfall (0.0 dph) (2009)	Full	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MC348	984 Chatham Waterfront adjacent to Bus Station Medway Street Chatham	Permission	0	175	0	175	0	0	0	0	0	175	0	175	0	111	64	0	0	175	0	0	Medway Development Company
1.27 ha	ME4 4HA River Windfall (137.8 dph) (2011)	Full Flats (Purpose built)	0	175	0	175	0	0	0	0	0	175	0	175	0	111	64	0	0	175	0	0	
MC354	1099 51 Cuxton Road Strood	Permission	6	0	2	8	0	0	0	0	6	0	2	8	0	6	0	0	0	6	0	0	Mr J Nagra
0.06 ha	ME2 2BZ Strood South Windfall (133.3 dph) (2014)	Full Conversion to Flats	6	0	2	8	0	0	0	0	6	0	2	8	0	6	0	0	0	6	0	0	
MC366	1143 Land at Chatham Docks Pier Road Gillingham	Permissions	558	193	199	950	0	0	0	0	558	193	199	950	193	0	0	237	107	537	214	0	Peel Land and Property (Ports no.3) Ltd X1 Developments Ltd Indigo Planning
14.66 ha	ME4 4SW River Windfall (107.2 dph) (2013)	Outline Mainly Flats	558	0	0	558	0	0	0	0	558	0	0	558	0	0	0	237	107	344	214	0	
MC112756	Outline	Reserved Matters	0	0	199	199	0	0	0	0	0	0	199	199	0	0	0	0	0	0	0	0	
MC171918	Reserved Matters	Reserved Matters	0	193	0	193	0	0	0	0	0	193	0	193	193	0	0	0	0	193	0	0	
MC180997	Reserved Matters	Reserved Matters	0	193	0	193	0	0	0	0	0	193	0	193	193	0	0	0	0	193	0	0	
MC371	632 Colonial Mutual House Quayside Chatham Maritime																						



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	ME4 4YY River Windfall (60.6 dph) (2014)	Permission	70	50	80	200	0	0	0	0	70	50	80	200	70	50	0	0	0	120	0	0	
2.58 ha MC171250	Reserved Matters	Mixed Dwelling Types	70	50	80	200	0	0	0	0	70	50	80	200	70	50	0	0	0	120	0	0	Terance Butler & Persimmon Homes
MC380	547 85 Church Street GILLINGHAM ME7 1TR Gillingham North Windfall (177.8 dph) (2007)	Permission	16	0	0	16	0	0	0	0	16	0	0	16	0	16	0	0	0	16	0	0	
0.09 ha MC191508	Full	Flats (Purpose built)	16	0	0	16	0	0	0	0	16	0	0	16	0	16	0	0	0	16	0	0	Mr Arun Rallon
MC383	1140 153-155 High Street CHATHAM ME4 4BA River Windfall (204.5 dph) (2015)	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	0	0	
0.0466 ha MC192136	Full	Conversion to Flats	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	0	0	Mr A Sharon
MC395	1136 Lennox Wood Petham Green Twydall ME8 6SZ Twydall Windfall (46.5 dph) (2015)	Permission	20	0	0	20	0	0	0	0	20	0	0	20	0	0	0	0	20	20	0	0	
0.43 ha MC161990	Reserved Matters	Houses	20	0	0	20	0	0	0	0	20	0	0	20	0	0	0	0	20	20	0	0	Mr Batten

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC402	816 The Old Meeting Hall Queens Road Gillingham	Permission	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	Mr Matt Steddy
0.123 ha MC191383	ME7 4LP Gillingham South Windfall (40.7 dph) Full	(2017) Mainly Bungalows	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	
MC405	1150 Port Werburgh Vicarage Lane Hoo	Permission	24	7	29	60	0	0	0	0	24	7	29	60	12	5	5	5	4	31	0	0	Residential Marine Ltd
2.22 ha MC133340	ME3 9TW Peninsula Windfall (27.0 dph) Full	(2015) Mobile/temp homes	24	7	29	60	0	0	0	0	24	7	29	60	12	5	5	5	4	31	0	0	
MC408	33 Former Kitchener Barracks Dock Road Chatham	Permissions	220	15	67	302	0	0	0	0	220	15	67	302	15	164	19	0	0	198	0	0	J G Chatham Ltd Latis Ltd
4.77 ha MC150081 MC171392	ME4 River Windfall (31.7 dph) Full Reserved Matters	(2016) Houses Mixed Dwelling Types	0 220	3 12	0 67	3 299	0 0	0 0	0 0	0 0	0 220	3 12	0 67	3 299	3 12	0 164	0 19	0 0	0 0	3 195	0 0	0 0	
MC430	1138 263-267 High Street CHATHAM	Permissions	14	0	0	14	0	0	0	0	14	0	0	14	0	14	0	0	0	14	0	0	Mr P Cavill (Agent) Hertford Planning Service Hertfield Planning Service
0.03 ha MC190100	ME4 4BZ River Windfall (155.6 dph) Full	(2016) Flats (Purpose built)	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0	0	
MC190180	Full	Conversion to Flats	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	0	0	
MC193317	Full	Conversion to Flats	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	0	0	
MC431	1227 Flat 1 56-58 Balmoral Road Gillingham	Permission	0	6	0	6	0	0	0	0	0	6	0	6	0	6	0	0	0	6	0	0	Mr Tomori
0.03 ha MC164418	ME7 4PG Gillingham South Windfall (193.5 dph) Full	(2018) Flats (Purpose built)	0	6	0	6	0	0	0	0	0	6	0	6	0	6	0	0	0	6	0	0	
MC433	795 Street Farm Stoke Road Hoo	Permission	0	0	50	50	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	Esquire Developments
1.8 ha MC181795	ME3 9BH Peninsula Windfall (27.8 dph) Reserved Matters	(2017) Mainly Houses	0	0	50	50	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC434	1194 Redvers Centre Glencoe Road Chatham																						
	ME4 5QD	Permission	0	24	0	24	0	0	0	0	0	24	0	24	24	0	0	0	0	24	0	0	
0.3 ha	Chatham Central																						
MC190886	Windfall	(2017)																					
	(80.0 dph)																						
	Full	Mainly Flats	0	24	0	24	0	0	0	0	0	24	0	24	24	0	0	0	0	24	0	0	Mr N Sait
MC435	1195 Former United Services 27 Arden Street GILLINGHAM																						
	ME7 1HR	Permissions	0	0	11	11	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	
0.06 ha	Gillingham North																						
MC180042	Windfall	(2017)																					
	(91.7 dph)																						
	Reserved Matters	Flats (Purpose built)	0	0	9	9	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	Mr Saffet
MC193242	Full	Flats (Purpose built)	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	Mr S Saffett
MC436	1196 The Fox 124 Ordnance Terrace Chatham																						
	ME4 6SE	Permission	0	10	3	13	0	0	0	0	0	10	3	13	0	10	0	0	0	10	0	0	
0.07 ha	Chatham Central																						
MC160654	Windfall	(2017)																					
	(185.7 dph)																						
	Full	Flats (Purpose built)	0	10	3	13	0	0	0	0	0	10	3	13	0	10	0	0	0	10	0	0	Mr Parkfield Estates
MC440	1198 Newton Close Resource Centre Sultan Road Lordswood																						
	ME5 8TJ	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	8	0	8	0	0	
0.19 ha	Lordswood and Capstone																						
MC172939	Windfall	(2017)																					
	(44.4 dph)																						
	Full	Flats (Purpose built)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	8	0	8	0	0	Kent Autistic Trust
MC444	1202 259-261 High Street ROCHESTER																						
	ME1 1HQ	Permission	22	0	0	22	0	0	0	0	22	0	0	22	0	0	0	0	22	22	0	0	
0.125 ha	River																						
MC181503	Windfall	(2017)																					
	(178.9 dph)																						
	Full	Flats (Purpose built)	22	0	0	22	0	0	0	0	22	0	0	22	0	0	0	0	22	22	0	0	Mr T Ingleton
MC446	1246 Garage Site Adj 186 Laburnum Road Strood																						
	ME2 2LD	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
0.15 ha	Strood South																						
MC174320	Windfall	(2018)																					
	(40.0 dph)																						
	Full	Houses	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	Dudrich Developments Ltd

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC447	1204 11-17 High Street Strood																						
	ME2 4AB	Permission	0	0	15	15	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	
0.0726 ha	Strood South																						
MC190260	Windfall	(2017)																					
	(206.6 dph)																						
	Full	Flats (Purpose built)	0	0	15	15	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	Synergy
MC449	1206 13-17 Church Street Chatham																						
	ME4 4BT	Permission	21	0	0	21	0	0	0	0	21	0	0	21	0	0	0	21	0	21	0	0	
0.066 ha	River																						
MC164304	Windfall	(2017)																					
	(318.2 dph)																						
	Full	Flats (Purpose built)	21	0	0	21	0	0	0	0	21	0	0	21	0	0	0	21	0	21	0	0	Fastgrow Investments Ltd
MC450	532 94-100 High Street Chatham																						
	ME4 4DS	Permission	0	16	0	16	0	0	0	0	0	16	0	16	0	0	0	0	0	0	0	0	
0.075 ha	River																						
MC161847	Windfall	(2017)																					
	(213.3 dph)																						
	Full	Conversion to Flats	0	16	0	16	0	0	0	0	0	16	0	16	0	0	0	0	0	0	0	0	Mighty Rhino Ltd
MC453	1207 The Yard 1A Milton Road Gillingham																						
	ME7 5LP	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	
0.036 ha	Gillingham South																						
MC163583	Windfall	(2017)																					
	(138.9 dph)																						
	Full	Flats (Purpose built)	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	Mr C Wright & Mr C Butler
MC456	757 Land at Cross Street Chatham																						
	River	Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0.76 ha	Allocation																						
	(0.0 dph)	(1997)																					
MC457	680 Corner of Luton Road and Castle Road Land between 142 and 152 Luton Road Luton																						
	ME4 5BP	Permission	0	14	0	14	0	0	0	0	0	14	0	14	14	0	0	0	0	14	0	0	
0.065 ha	Luton and Wayfield																						
MC162860	Windfall	(2009)																					
	(215.4 dph)																						
	Full	Flats (Purpose built)	0	14	0	14	0	0	0	0	0	14	0	14	14	0	0	0	0	14	0	0	Mr Burns Gilcrest Homes

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	(Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
MC458	1335 311 Station Road Rainham																						
	ME8 7PU	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0		8	0	0
0.102 ha	Rainham North																						
MC181782	Windfall	(78.4 dph) (2019)																					
	Full	Flats (Purpose built)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0		8	0	0
Mr Bowra																							
MC461	1228 Yeoman House Princes Street Rochester																						
	ME1 2LW	Permission	0	54	0	54	0	22	0	22	0	32	0	32	32	0	0	0	0		32	0	0
0.3 ha	Rochester East																						
MC171192	Windfall	(106.7 dph) (2018)																					
	Full	Flats (Purpose built)	0	54	0	54	0	22	0	22	0	32	0	32	32	0	0	0	0		32	0	0
MHS Homes																							
MC469	1336 The Beacon Court Tavern 1-3 Copenhagen Road GILLINGHAM																						
	ME7 4RY	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0		9	0	0
0.06 ha	Gillingham South																						
MC172727	Windfall	(150.0 dph) (2019)																					
	Full	Flats (Purpose built)	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0		9	0	0
Mr Turner																							
MC472	1231 St Paulinus Church Manor Street Brompton																						
	ME7 5AW	Permission	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0		6	0	0
0.02 ha	River																						
MC170444	Windfall	(300.0 dph) (2018)																					
	Full	Conversion to Flats	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0		6	0	0
NW Properties Ltd																							
MC473	1236 7 The Brook CHATHAM																						
	ME4 4LA	Permission	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0		0	0	0
0.02 ha	River																						
MC171115	Windfall	(400.0 dph) (2018)																					
	Full	Conversion to Flats	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0		0	0	0
Mr Harlow																							
MC474	1242 78 John Street ROCHESTER																						
	ME1 1YW	Permission	4	0	12	16	0	0	0	0	4	0	12	16	0	0	0	0	0		0	0	0
0.03 ha	Rochester East																						
MC174128	Windfall	(200.0 dph) (2018)																					
	Full	Conversion to Flats	4	0	12	16	0	0	0	0	4	0	12	16	0	0	0	0	0		0	0	0
Singh & Asonic UK Ltd																							



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	(Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC475	1249 The Bridge Wardens The Tideway Rochester																						
	ME1 3PU	Permission	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0
0.193 ha	Rochester South and Horsted																						
MC171923	Windfall	(2018)																					
	(41.5 dph)	Houses	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0
	Full																					Finlon Ltd	
MC477	915 5 Otway Terrace Chatham																						
	ME4 5JU	Permission	8	0	0	8	1	0	0	1	7	0	0	7	0	7	0	0	0	0	7	0	0
0.07 ha	Chatham Central																						
MC172086	Windfall	(2010)																					
	(100.0 dph)	Flats (Purpose built)	8	0	0	8	1	0	0	1	7	0	0	7	0	7	0	0	0	0	7	0	0
	Full																					Mr C Davenport	
MC479	1235 149-151 High Street CHATHAM																						
	ME4 4BA	Permissions	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	0	9	0	0
0.1 ha	River																						
MC172826	Windfall	(2018)																					
	(45.0 dph)	Conversion to Flats	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0	6	0	0	Trentpeak Ltd
MC191577	Full	Flats (Purpose built)	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	0	RPR Planning Ltd
	Full																						
MC482	493 R/O 5 New Road Fronting The Paddock Chatham																						
	ME4 4QL	Permission	0	7	0	7	0	0	0	0	0	7	0	7	7	0	0	0	0	7	0	0	
0.06 ha	River																						
MC170093	Windfall	(2009)																					
	(116.7 dph)	Flats (Purpose built)	0	7	0	7	0	0	0	0	0	7	0	7	7	0	0	0	0	7	0	0	Mr T Gross
	Full																						
MC483	493 Rear of 7-13 New Road Fronting The Paddock Chatham																						
	ME4 4QL	Permission	0	14	0	14	0	0	0	0	0	14	0	14	14	0	0	0	0	14	0	0	
0.09 ha	River																						
MC170092	Windfall	(2001)																					
	(155.6 dph)	Flats (Purpose built)	0	14	0	14	0	0	0	0	0	14	0	14	14	0	0	0	0	14	0	0	Rexel Estates Ltd
	Full																						
MC485	462 9 Cross Street Chatham																						
	ME4 4LT	Permission	0	13	0	13	0	0	0	0	0	13	0	13	13	0	0	0	0	13	0	0	
0.0749 ha	River																						
MC171074	Windfall	(2006)																					
	(173.3 dph)	Flats (Purpose built)	0	13	0	13	0	0	0	0	0	13	0	13	13	0	0	0	0	13	0	0	Fusion Developers
	Full																						

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC487	736 Fleet House Upnor Road Lower Upnor ME5 9FD Strood Rural Windfall (42.7 dph)	Permission (2018) Mainly Houses	7	0	0	7	0	0	0	0	7	0	0	7	0	0	7	0	0	7	0	0	The Patman Trust
0.164 ha MC172272	Full		7	0	0	7	0	0	0	0	7	0	0	7	0	0	7	0	0	7	0	0	
MC488	707 Former NHS Walk in Centre 547-553 Canterbury Street Gillingham ME7 5LF Gillingham South Windfall (77.4 dph)	Permission (2018) Flats (Purpose built)	0	24	0	24	0	0	0	0	0	24	0	24	24	0	0	0	0	24	0	0	Maya Al-Khalil
0.31 ha MC200559	Full		0	24	0	24	0	0	0	0	0	24	0	24	24	0	0	0	0	24	0	0	
MC491	1338 29 London Road Strood ME2 3JB Strood South Windfall (111.1 dph)	Permission (2019) Flats (Purpose built)	8	0	0	8	1	0	0	1	7	0	0	7	0	7	0	0	0	7	0	0	Mr C Collier
0.06 ha MC181938	Full		8	0	0	8	1	0	0	1	7	0	0	7	0	7	0	0	0	7	0	0	
MC494	1332 9-11 The Brook CHATHAM ME4 4LG River Windfall (166.7 dph)	Permission (2013) Conversion to Flats	0	0	10	10	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	Mr G Peters
0.06 ha MC173836	Full		0	0	10	10	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	
MC495	1331 1-3 Rhode Street CHATHAM ME4 4AL River Windfall (243.2 dph)	Permission (2019) Conversion to Flats	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	0	0	Mr T Paton
0.037 ha MC183094	Full		9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	0	0	
MC496	1330 21-23 New Road CHATHAM ME4 4QJ River Windfall (355.6 dph)	Permission (2019) Conversion to Flats	32	0	0	32	0	0	0	0	32	0	0	32	0	0	32	0	0	32	0	0	Mr Smith
0.09 ha MC180715	Full		32	0	0	32	0	0	0	0	32	0	0	32	0	0	32	0	0	32	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC497	1344 Mountbatten House 28 Military Road CHATHAM ME4 4JE River Windfall (933.3 dph)	Permission (2019) Conversion to Flats	112	0	0	112	0	0	0	0	112	0	0	112	0	0	0	112	0	112	0	0	Mr P Hickey
0.12 ha MC173238	Full		112	0	0	112	0	0	0	0	112	0	0	112	0	0	0	112	0	112	0	0	
MC498	666 1 Old Road CHATHAM ME4 6BJ Chatham Central Windfall (175.0 dph)	Permission (2009) Flats (Purpose built)	0	0	14	14	0	0	0	0	0	0	14	14	0	0	0	0	0	0	0	0	Wakeman
0.08 ha MC174057	Outline		0	0	14	14	0	0	0	0	0	0	14	14	0	0	0	0	0	0	0	0	
MC500	1328 Anchorage House 47-61 High Street CHATHAM ME4 4QG River Windfall (180.0 dph)	Permission (2019) Conversion to Flats	81	0	0	81	0	0	0	0	81	0	0	81	0	0	0	81	0	81	0	0	Miss Nadine James
0.45 ha MC201625	Full		81	0	0	81	0	0	0	0	81	0	0	81	0	0	0	81	0	81	0	0	
MC502	700 90 Corporation Street ROCHESTER ME1 1NH Rochester West Windfall (320.0 dph)	Permission (2019) Flats (Purpose built)	64	0	0	64	0	0	0	0	64	0	0	64	0	32	32	0	0	64	0	0	Leander Homes Ltd
0.21 ha MC182309	Full		64	0	0	64	0	0	0	0	64	0	0	64	0	32	32	0	0	64	0	0	
MC505	219 142 Napier Road Gillingham ME7 4HG Gillingham South Large Site (12.0 dph)	Permission (1997) Houses	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	Mr Gill
0.45 ha MC180176	Full		0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	
MC506	1156 Former Timber Merchants and land behind 13-15 Borough Road Gillingham ME7 4LS Gillingham South Large Site (38.1 dph)	Permission (1997) Houses	2	6	0	8	0	0	0	0	2	6	0	8	6	2	0	0	0	8	0	0	Mr Abul Azad
0.21 ha MC201193	Full		2	6	0	8	0	0	0	0	2	6	0	8	6	2	0	0	0	8	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC509	1340 South of Formby Terrace	East of Formby Road Halling																					
	ME2 1AP	Permission	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	
0.326 ha	Cuxton and Halling																						
MC180175	Windfall	(15.3 dph) (2019)																					
	Full	Houses	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	DHA Planning
MC510	1333 1 Arden Street	GILLINGHAM																					
	ME7 1HG	Permission	7	0	0	7	2	0	0	2	5	0	0	5	0	5	0	0	0	5	0	0	
0.122 ha	Gillingham North																						
MC180455	Windfall	(41.0 dph) (2019)																					
	Full	Flats (Purpose built)	7	0	0	7	2	0	0	2	5	0	0	5	0	5	0	0	0	5	0	0	Mr Weston
MC516	1043 & 1044 Land at White House Farm	Stoke Road Hoo																					
	ME3 9BH	Permission	65	0	0	65	0	0	0	0	65	0	0	65	0	30	35	0	0	65	0	0	
2.79 ha	Peninsula																						
MC191736	Unidentified gf	(23.3 dph) (2019)																					
	Reserved Matters	Mainly Houses	65	0	0	65	0	0	0	0	65	0	0	65	0	30	35	0	0	65	0	0	David Stewart Jones Homes (Southern) Ltd
MC519	1329 346a High Street	CHATHAM																					
	ME4 4NP	Permissions	4	15	0	19	0	0	0	0	4	15	0	19	0	0	19	0	0	19	0	0	
0.071 ha	River																						
MC183299	Windfall	(89.2 dph) (2019)																					
	Full	Conversion to Flats	0	10	0	10	0	0	0	0	0	10	0	10	0	0	10	0	0	10	0	0	Mr D Konuralp
MC183670	Full	Conversion to Flats	0	5	0	5	0	0	0	0	0	5	0	5	0	0	5	0	0	5	0	0	Mr D Konuralp
MC193258	Full	Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	0	Insight Architects
MC523	1323 52 - 54 Green Street	GILLINGHAM																					
	ME7 1XA	Permissions	9	0	3	12	0	0	0	0	9	0	3	12	0	0	9	0	0	9	0	0	
0.02 ha	Gillingham South																						
MC154164	Windfall	(171.4 dph) (2017)																					
	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	0	Mr Brar DLM Investments Limited
MC154170	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	0	Mr D Brar DLM Investments Ltd
MC161697	Full	Flats (Purpose built)	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	0	Architecture Design Ltd
MC164235	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	0	Mr Brar Goldex Investments Ltd
MC200330	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Diljit Brar
MC200780	Full	Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	Mr Diljit Brar

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer	
Application Number	(Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years		
MC525	1334 179-181 Maidstone Road ROCHESTER	ME1 1SF Rochester East Windfall (128.2 dph)	Permission	6	0	0	6	1	0	0	1	5	0	0	5	0	5	0	0	0	5	0	0	Mr & Mrs M Swann
0.039 ha MC190111	Full	Conversion to Flats		6	0	0	6	1	0	0	1	5	0	0	5	0	5	0	0	0	5	0	0	
MC527	1350 White Horse Public House The Street Stoke	ME3 9RT Peninsula Windfall (27.8 dph)	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	Mr I Mortle
0.18 ha MC183590	Outline	Houses		5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	
MC531	1183 R/O 30-40 High Street Britton Farm Car Park Jeffery Street Gillingham	ME7 1DE Gillingham North Windfall (275.0 dph)	Permission	44	0	0	44	0	0	0	0	44	0	0	44	0	44	0	0	0	44	0	0	Medway Development Co Ltd
0.16 ha MC190008	Full	Flats (Purpose built)		44	0	0	44	0	0	0	0	44	0	0	44	0	44	0	0	0	44	0	0	
MC532	249 London Road Rainham	ME8 6YR Rainham Central Windfall (50.0 dph)	Permission	0	6	0	6	0	0	0	0	0	6	0	6	0	6	0	0	0	6	0	0	Mr A Kandelia
0.12 ha MC191964	Full	Conversion to Flats		0	6	0	6	0	0	0	0	0	6	0	6	0	6	0	0	0	6	0	0	
MC533	1326 224-228 Nelson Road Gillingham	ME7 4LU Gillingham South Windfall (83.3 dph)	Permission	1	0	4	5	0	0	0	0	1	0	4	5	0	0	0	0	1	1	0	0	Mr H Chakkar
0.06 ha MC161505	Full	Conversion to Flats		1	0	4	5	0	0	0	0	1	0	4	5	0	0	0	0	1	1	0	0	
MC536	72-75 Maida Road & 1-7 Alfred Close Luton	ME4 5EE Luton and Wayfield Windfall (45.5 dph)	Permission	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	MHS
0.11 ha MC190286	Full	Flats (Purpose built)		0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
MC537	39 part 21 Jeffery Street Gillingham	Permission	24	0	0	24	0	0	0	0	24	0	0	24	0	0	24	0	0	24	0	0	
0.15 ha MC182448	ME7 1DE Gillingham North Windfall (160.0 dph) Full	(2020) Flats (Purpose built)	24	0	0	24	0	0	0	0	24	0	0	24	0	0	24	0	0	24	0	0	Architectural Design Point Ltd
MC538	868 Unit 1-2 New Cut Industrial Centre New Cut Chatham	Permission	35	0	0	35	0	0	0	0	35	0	0	35	0	0	0	35	0	35	0	0	
0.181 ha MC180092	ME4 6AD River Windfall (193.4 dph) Full	(2020) Flats (Purpose built)	35	0	0	35	0	0	0	0	35	0	0	35	0	0	0	35	0	35	0	0	Barton Willmore
MC540	956 Shipwrights Arms 44-45 Hills Terrace Chatham	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	
0.026 ha MC191336	ME4 6PX Chatham Central Windfall (192.3 dph) Full	(2010) Conversion to Flats	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	Mr Waliur Rahman Chowdhury
MC542	Land adj 18 Hampshire Close Chatham	Permission	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	
0.19 ha MC190215	ME5 7SG Princes Park Windfall (47.4 dph) Full	(2020) Flats (Purpose built)	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	MHS
MC545	4a Luton Road Luton	Permission	7	0	0	7	0	0	0	0	7	0	0	7	0	0	7	0	0	7	0	0	
0.018 ha MC181666	ME4 5AA Luton and Wayfield Windfall (388.9 dph) Full	(2018) Conversion to Flats	7	0	0	7	0	0	0	0	7	0	0	7	7	0	0	7	0	0	7	0	0
Mr Omar Devici																							
MC546	Cambridge House 1 Cambridge Terrace CHATHAM	Permission	13	0	0	13	0	0	0	0	13	0	0	13	0	13	0	0	0	13	0	0	
0.03 ha MC202905	ME4 4RG River Windfall (433.3 dph) Full	(2020) Conversion to Flats	13	0	0	13	0	0	0	0	13	0	0	13	0	13	0	0	0	13	0	0	Mr Phillip Matthewman

Previously developed land

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC547	R/o 12 New Rd Ave	Gundulph Road Chatham																					
	ME4 6BB	Permission	10	0	0	10	0	0	0	0	10	0	0	10	0	10	0	0	0	10	0	0	
0.045 ha	River																						
MC183209	Windfall	(2020)																					
	(222.2 dph)	Flats (Purpose built)	10	0	0	10	0	0	0	0	10	0	0	10	0	10	0	0	0	10	0	0	Cheffins Planning & Development
	Full																						
MC548	73 High Street Chatham																						
	ME4 4EE	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
0.0125 ha	River																						
MC183379	Windfall	(2004)																					
	(480.0 dph)	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	Insight Architects
	Full																						
MC550	822 Bardell Terrace Rochester																						
	ME1 1NG	Permission	331	0	0	331	0	0	0	0	331	0	0	331	0	0	0	165	166	331	0	0	
4 ha	River																						
MC190038	Windfall	(2020)																					
	(82.8 dph)	Flats (Purpose built)	331	0	0	331	0	0	0	0	331	0	0	331	0	0	0	165	166	331	0	0	Quinn Estates Ltd & Classicus Ltd
	Full																						
MC553	33 Richard Street CHATHAM																						
	ME4 4AH	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	
0.023 ha	River																						
MC191074	Windfall	(2007)																					
	(391.3 dph)	Conversion to Flats	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	Invent Architecture Ltd
	Full																						
MC554	Gainsborough House Gravel Walk Rochester																						
	ME1 1XW	Permission	0	0	8	8	0	0	16	16	0	0	-8	-8	0	0	0	0	0	0	0	0	
0.08 ha	Rochester East																						
MC190558	Windfall	(2020)																					
	(-100.0 dph)	Conversion to Flats	0	0	8	8	0	0	16	16	0	0	-8	-8	0	0	0	0	0	0	0	0	MHS
	Full																						
MC555	3 John Street ROCHESTER																						
	ME1 1YL	Permission	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	0	0	
0.09 ha	Rochester East																						
MC191301	Windfall	(2020)																					
	(88.9 dph)	Houses	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	0	0	Gregory Bunce
	Full																						

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC556	4, 16, 20 and 22 High Street Rainham																						
	ME8 7JE	Permission	54	0	0	54	4	0	0	4	50	0	0	50	0	50	0	0	0	50	0	0	Churchill Retirement Living
0.47 ha	Rainham Central																						
MC190797	Windfall	(2020)																					
	Full	Flats (Purpose built)	54	0	0	54	4	0	0	4	50	0	0	50	0	50	0	0	0	50	0	0	
MC558	76 Station Road Rainham																						
	ME8 7PJ	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	0	0	Mr Gary Harrison
0.056 ha	Rainham North																						
MC190298	Windfall	(2020)																					
	Full	Flats (Purpose built)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	0	0	
MC560	Hawthorn Clinic Hawthorn Road Strood																						
	ME2 2HU	Permission	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	Mandeep Shoker
0.11 ha	Strood South	(2020)																					
MC192540	Windfall																						
	Full	Flats (Purpose built)	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	
MC564	South of 1 Lyra Close Rainham																						
	ME8 0EJ	Permission	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0	6	0	0	The Deborah Patience Will Trust
0.16 ha	Rainham Central	(2020)																					
MC191770	Windfall																						
	Full	Houses	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0	6	0	0	
MC565	55 Marlborough Road Gillingham																						
	ME7 5HB	Permission	0	31	0	31	0	0	0	0	0	31	0	31	31	0	0	0	0	31	0	0	Mr O Boran
0.14 ha	Gillingham South	(2020)																					
MC191369	Windfall																						
	Full	Flats (Purpose built)	0	31	0	31	0	0	0	0	0	31	0	31	31	0	0	0	0	31	0	0	
MC567	159-161 High Street CHATHAM																						
	ME4 4BA	Permission	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	Synergy
0.0787 ha	River																						
MC193050	Windfall	(2020)																					
	Full	Conversion to Flats	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC568	Garages adj to Lynsted Road Twyddall	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	0	0	HMY
0.149 ha MC193104	ME8 6LT Twyddall Windfall (33.6 dph) Full	(2020) Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	0	0	
MC570	759 Car Park Whiffens Avenue Chatham	Permission	0	115	0	115	0	0	0	0	0	115	0	115	0	115	0	0	0	115	0	0	Medway Development Company
0.56 ha MC182406	ME4 4TR River Windfall (205.4 dph) Full	(2020) Flats (Purpose built)	0	115	0	115	0	0	0	0	0	115	0	115	0	115	0	0	0	115	0	0	
MC571	272-274 Luton Road Luton	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	6	0	6	0	0	Ubique Architects
0.035 ha MC192949	ME4 5BU Luton and Wayfield Windfall (171.4 dph) Outline	(2021) Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	6	0	6	0	0	
MC576	55 Green Street GILLINGHAM	Permissions	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	Mrs Chudna NSA Tudor Agencies
0.03 ha MC162445	ME7 1AE Gillingham South Windfall (100.0 dph) Full	(2018) Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	0	
MC192743	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	0	
MC577	1135 Garage Site Rear of 23-29 Seagull Road Strood	Permission	12	0	0	12	0	0	0	0	12	0	0	12	0	0	12	0	0	12	0	0	mhs c/o Mr Craig Dobson RDA Consulting Architects
0.167 ha MC201192	ME2 2SQ Strood South Windfall (71.9 dph) Full	(2021) Flats (Purpose built)	12	0	0	12	0	0	0	0	12	0	0	12	0	0	12	0	0	12	0	0	
MC579	11 Railway Street GILLINGHAM	Permission	0	5	0	5	0	1	0	1	0	4	0	4	4	0	0	0	0	4	0	0	Mr D Konuralp
0.03 ha MC200817	ME7 1XF Gillingham North Windfall (133.3 dph) Full	(2021) Conversion to Flats	0	5	0	5	0	1	0	1	0	4	0	4	4	0	0	0	0	4	0	0	



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
MC582	172 Canterbury Street GILLINGHAM	Permissions	9	0	0	9	0	0	0	0	9	0	0	9	0	0	0	9	0	9	0	0	
0.0475 ha	Gillingham South	(94.7 dph) (2021)																					
MC193161	Windfall	Full	7	0	0	7	0	0	0	0	7	0	0	7	0	0	0	7	0	7	0	0	Mr D Konuralp
MC202484	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	0	Mr D Konuralp
MC583	2-4 Canterbury Street GILLINGHAM	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	6	0	6	0	0	
0.02 ha	ME7 5TW	(300.0 dph) (2021)																					
MC202108	Gillingham South	Full	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	6	0	6	0	0	Mr John Collins
	Windfall	Conversion to Flats																					
MC586	Former Victoria Cross Public House 614 Lordswood Lane Lordswood	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	0	0	
0.2 ha	Walderslade	(40.0 dph) (2021)																					
MC193109	Windfall	Full	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	0	0	Mr Matthew Hannon
	Full	Flats (Purpose built)																					
MC589	26-36 Ivy Street Rainham	Permission	0	5	0	5	0	0	0	0	0	5	0	5	0	5	0	0	0	5	0	0	
0.075 ha	ME8 8BE	(66.7 dph) (2020)																					
MC200827	Rainham North	Full	0	5	0	5	0	0	0	0	0	5	0	5	0	5	0	0	0	5	0	0	Lynsted Developments Ltd
	Windfall	Houses																					
MC592	Garden Service Station Frindsbury Hill Wainscott	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	6	0	6	0	0	
0.08 ha	Strood North	(75.0 dph) (2021)																					
MC202861	Windfall	Outline	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	6	0	6	0	0	Mr Gregory Bunce
	Outline	Flats (Purpose built)																					
MC593	25a Frindsbury Road Frindsbury	Permission	6	0	0	6	3	0	0	3	3	0	0	3	0	0	3	0	0	3	0	0	
	ME2 4TA																						
	Strood North																						
Previously developed land			Table 4, Section 3: Residential land availability for large sites																				Page 25 of 29



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC593	25a Frindsbury Road Frindsbury	Permission	6	0	0	6	3	0	0	3	3	0	0	3	0	0	3	0	0	3	0	0	Mr Amrik Singh
0.0145 ha MC201318	ME2 4TA Strood North Windfall (200.0 dph) Full	(2021) Flats (Purpose built)	6	0	0	6	3	0	0	3	3	0	0	3	0	0	3	0	0	3	0	0	
MC594	Prince Regent House Quayside Chatham Maritime	Permission	27	0	0	27	0	0	0	0	27	0	0	27	0	27	0	0	0	27	0	0	Mr Daniel Joint
0.23 ha MC200613	ME4 4QZ River Windfall (117.4 dph) Full	(2021) Conversion to Flats	27	0	0	27	0	0	0	0	27	0	0	27	0	27	0	0	0	27	0	0	
MC595	180 High Street CHATHAM	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	T Has
0.01 ha MC200901	ME4 4AS River Windfall (500.0 dph) Full	(2021) Conversion to Flats	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	
MC597	144 St Bartholomew's Hospital New Road Rochester	Permission	0	155	0	155	0	0	0	0	0	155	0	155	0	38	39	39	39	155	0	0	Miss Kate Goldie
1.17 ha MC192709	ME1 1DS River Windfall (142.2 dph) Full	(2021) Mainly Flats	0	155	0	155	0	0	0	0	0	155	0	155	0	38	39	39	39	155	0	0	
MC598	Royal Sovereign House Quayside Chatham	Permission	51	0	0	51	0	0	0	0	51	0	0	51	0	51	0	0	0	51	0	0	Daniel Rose
0.42 ha MC200612	ME4 4QU River Windfall (121.4 dph) Full	(2021) Conversion to Flats	51	0	0	51	0	0	0	0	51	0	0	51	0	51	0	0	0	51	0	0	
MC599	226 Hempstead Road Hempstead	Permission	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	M Corbett
0.063 ha MC202699	ME7 3QG Hempstead and Wigmore Windfall (79.4 dph) Full	(2021) Conversion to Flats	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
MC600	Hallwood House ME5 8TQ	Kestrel Road Lordswood Permission	46	0	0	46	29	0	0	29	17	0	0	17	0	0	17	0	0	17	0	0	
0.27 ha MC200221	Lordswood and Capstone Windfall (63.0 dph)	(2021) Sheltered Housing	46	0	0	46	29	0	0	29	17	0	0	17	0	0	17	0	0	17	0	0	Mr Oliver Morse
MC601	22 & 24 St Marys Road Strood ME2 4DF	Strood North Windfall Permission	8	0	0	8	2	0	0	2	6	0	0	6	0	0	6	0	0	6	0	0	
0.025 ha MC202783	Windfall (240.0 dph)	(2021) Conversion to Flats	8	0	0	8	2	0	0	2	6	0	0	6	0	0	6	0	0	6	0	0	Mr Nigel Timon
MC602	1269 Holy Lodge & Tudor Lodge ME3 8NL	Chattenden Lane Chattenden Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	
0.81 ha MC201471	Strood Rural Windfall (11.1 dph)	(2021) Houses	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	Mr N. Herbert & Mr & Mrs Herbert
MC603	853 97- 111 Rainham Road ME7 5NQ	Gillingham Permission	12	0	0	12	0	0	0	0	12	0	0	12	0	0	0	12	0	12	0	0	
0.24 ha MC192446	Gillingham South Windfall (50.0 dph)	(2021) Flats (Purpose built)	12	0	0	12	0	0	0	0	12	0	0	12	0	0	0	12	0	12	0	0	Dr A Jha
MC604	352 Land adjacent to Balancing Pond ME2 1AW	St Andrews Park Halling Permission	88	0	0	88	0	0	0	0	88	0	0	88	0	0	0	0	88	88	0	0	
0.326 ha MC190994	Cuxton and Halling Windfall (269.9 dph)	(2009) Flats (Purpose built)	88	0	0	88	0	0	0	0	88	0	0	88	0	0	0	0	88	88	0	0	Rapport Housing Care and A N Development
MC605	726 St Clements House ME1 1NL	Corporation Street Rochester Permission	44	0	0	44	21	0	0	21	23	0	0	23	0	0	23	0	0	23	0	0	
0.27 ha MC200932	Rochester West Windfall (85.2 dph)	(2021) Flats (Purpose built)	44	0	0	44	21	0	0	21	23	0	0	23	0	0	23	0	0	23	0	0	Kate Goldie
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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
MC606	2 North Street Strood																						
	ME2 4SH	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	
0.03 ha	Strood North																						
MC203169	Windfall	(2021)																					
	(166.7 dph)																						
	Full	Flats (Purpose built)	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	Mr Joe Alderman
ME254	90 Strood Riverside North Canal Road Strood																						
	ME2 4DR	Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Strood North																						
	Allocation																						
3.37 ha	(0.0 dph)	(1997)																					
ME293	515 Rochester Riverside Corporation Street Rochester																						
	ME1	Permissions	1067	90	316	1473	0	0	0	0	1067	90	316	1473	115	115	115	116	116	577	580	0	
	River																						
	Large Site																						
34.68 ha	(69.3 dph)	(1997)																					
MC110400	Reserved Matters	Flats (Purpose built)	0	0	73	73	0	0	0	0	0	0	73	73	0	0	0	0	0	0	0	0	
MC172333	Other Major	Mixed Dwelling Types	1067	90	243	1400	0	0	0	0	1067	90	243	1400	115	115	115	116	116	577	580	0	Ms D Healy The Hyde Group Countryside Properties & The Hyde
ME375	90 Commissioners Road Strood																						
	ME2 4	Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Strood North																						
	Allocation																						
1.31 ha	(0.0 dph)	(1997)																					
ME386	100 328-338 and 342-344 High Street Rochester																						
	ME1 1BT	Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	River																						
	Allocation																						
0.21 ha	(0.0 dph)	(1997)																					
ME403	524 Southern Water Site Capstone Road Chatham																						
	ME5 7QA	Permission	0	97	13	110	0	0	0	0	0	97	13	110	41	56	0	0	0	97	0	0	
	Luton and Wayfield																						
	Large Site																						
2.9 ha	(54.2 dph)	(1999)																					
MC142737	Full	Mixed Dwelling Types	0	97	13	110	0	0	0	0	0	97	13	110	41	56	0	0	0	97	0	0	Brooke Homes Group
Previously developed land			Table 4, Section 3: Residential land availability for large sites																				Page 28 of 29



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years	
ME407	102 Gray's Garage High Street Chatham	Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0.23 ha	ME4 4EN River Allocation	(0.0 dph) (1999)																					
ME413	685 Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood	Permissions	388	57	175	620	0	0	0	0	388	57	175	620	57	20	53	53	53	236	209	0	
70.48 ha	ME2 2BA Strood South Large Site	(32.6 dph) (1999)																					
MC160600	Reserved Matters	Mixed Dwelling Types	0	15	175	190	0	0	0	0	0	15	175	190	15	0	0	0	0	15	0	0	Redrow Homes Ltd
MC174034	Full	Mixed Dwelling Types	0	42	0	42	0	0	0	0	0	42	0	42	42	0	0	0	0	42	0	0	Redrow
MC20090417	Outline	Mixed Dwelling Types	388	0	0	388	0	0	0	0	388	0	0	388	0	20	53	53	53	179	209	0	Lafarge Cement UK
	Summary	Permissions	5872	1846	3355	11073	64	24	16	104	5808	1822	3339	10969	1282	1596	1051	1289	925	6143	1387	0	
	Allocations		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL		5872	1846	3355	11073	64	24	16	104	5808	1822	3339	10969	1282	1596	1051	1289	925	6143	1387	0	

* 'Density' is net density calculated as dwellings per hectare (dph). 'First year' is the year the site was either first allocated as housing land or received planning consent as a windfall site.

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes:

1. On some major sites with reserved matters, the outline consent covers only the residual amount.
2. The permissions figures shown in the summary box include all resolutions to grant permissions subject either to a S.106 Agreement which is not yet signed or to referral to the S.o.S.
3. The capacities shown for allocations and outline planning consents are potentially subject to change once detailed planning permission is granted.
4. For sites which appear in more than one section (ie, greenfield, mixed and/or PDL), the total for each section can be calculated by adding the individual permissions granted and not the site total.



Section 4: Residential land availability for small sites at 31 March 2021

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer		
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5					
Greenfield land																								
SMC0607																								
0.29 ha	Farm Buildings Dean Farm Bush Road Cuxton	ME2 1HW Cuxton and Halling (2003)	Small Site	Permission	0	1	1	2	0	0	0	0	0	1	1	2	0	0	0	0	0	0	1	Mr Light
	Full				Conversion to Houses	0	1	1	2	0	0	0	0	0	1	1	2	0	0	0	0	0	0	
SMC1627																								
0.3 ha	Land known as 23,25,29 View Road Cliffe Woods	ME3 8JQ Strood Rural (2011)	Small Site	Permissions	1	0	2	3	0	0	0	0	1	0	2	3	0	1	0	0	0	1	0	Ms Smith Ms A Smith
	Reserved Matters				Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	
MC142472	Full	Houses	1	0	1	2	0	0	0	0	1	0	1	2	0	1	0	0	0	0	1	0		
SMC1654																								
0.0473 ha	Fenn House Farm Fenn Street St Mary Hoo	ME3 8QT Peninsula (2019)	Small Site	Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	Poundsaver
	Full				Houses	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	
SMC1715																								
0.17 ha	73 Carnation Road Strood	ME2 2YF Strood South (2012)	Small Site	Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	Synergy
	Full				Houses	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	
SMC1768																								
0.146 ha	Land between Hoo Swimming Pool and 163 Main Road Hoo	ME3 9EY Peninsula (2012)	Small Site	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr R Beale
	Full				Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	
SMC1866																								
0.018 ha	7a Cottall Avenue Chatham	ME4 6HG Chatham Central (2013)	Small Site	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mrs V Tanna
	Full				Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC1872	153 Maidstone Road Chatham ME4 6JE	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Patpatia
0.118 ha MC161173	Rochester South and Horsted (2013) Full	Small Site Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC1970	Land to the rear of 40 Birling Avenue Rainham ME8 7EY	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	KM Partnership Ltd
0.055 ha MC162802	Rainham North (2017) Full	Small Site Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC1984	Land adjacent to 28 Cunningham Crescent Chatham ME5 0ES	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	Mr S Hussien
0.026 ha MC171814	Luton and Wayfield (2005) Full	Small Site Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	
SMC1985	70 Constitution Road Chatham ME5 7DW	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	1	1	0	Mr A Lall
0.009 ha MC151589	Luton and Wayfield (2016) Full	Small Site Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	1	1	0	
SMC1992	Land adjoining 5 Upper Luton Road Luton ME5 7BH	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr F Rahimi
0.075 ha MC180094	Luton and Wayfield (2015) Full	Small Site Flats (Purpose built)	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
SMC1994	Land rear of 1-5 Orchard Villas and adjacent to 5 & 7 Silver Hill Gardens Chatham ME4 5RG	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	Mr Zhu
0.017 ha MC140457	Chatham Central (2015) Full	Small Site Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	
SMC2038	Buckhole Farm House Cooling Road High Halstow ME3 8SE	Permissions	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Mr and Mrs Paterson Mr & Mrs Paterson Mr & Mrs Patterson Mr & Mrs Patterson
0.07 ha MC172753	Peninsula (2015) Full	Small Site Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
MC173452	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
MC174338	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
MC180464	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
Greenfield land			Table 4, Section 4: Residential land availability for small sites																			Page 2 of 44



Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2068	Pump House Childs Farm Main Road Cooling Road Cooling																					
	ME3 8DR	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
0.0136 ha	Peninsula																					
MC173402	(2018)	Small Site																				
	Full	Bungalows	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
																						Mr D Long
SMC2152	Land rear of 23 Chapel Road Grain																					
	ME3 0BQ	Permission	0	3	1	4	0	0	0	0	0	3	1	4	3	0	0	0	0	0	3	0
0.068 ha	Peninsula																					
MC171601	(2019)	Small Site																				
	Full	Mainly Houses	0	3	1	4	0	0	0	0	0	3	1	4	3	0	0	0	0	0	3	0
																						Carter Land and Development
SMC2153	Ulster 174 Princes Avenue Walderslade																					
	ME5 8AL	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
0.038 ha	Princes Park																					
MC192677	(2020)	Small Site																				
	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
																						John Childs & Associates
SMC2159	Land adjacent to 2 Dargets Road Walderslade																					
	ME5 8BH	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	1	0
0.027 ha	Walderslade																					
MC153826	(2017)	Small Site																				
	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	1	0
																						Mr S Cooper
SMC2224	Land adj to 1 Parsonage Cottages The Street Stoke																					
	ME3 9RT	Permission	0	2	0	2	0	0	0	0	0	2	0	2	0	0	2	0	0	0	2	0
0.086 ha	Peninsula																					
MC165140	(2017)	Small Site																				
	Outline	Houses	0	2	0	2	0	0	0	0	0	2	0	2	0	0	2	0	0	0	2	0
																						The Church Commissioners for England
SMC2229	Land adjoining 4 Parr Avenue Gillingham																					
	ME7 1UL	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
0.012 ha	Gillingham North																					
MC191121	(2017)	Small Site																				
	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
																						Mr Valentin Boghiu
SMC2233	Stout Farm Clinch Street High Halstow																					
	ME3 8SP	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
0.085 ha	Peninsula																					
MC141891	(2018)	Small Site																				
	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
																						Mr D Baker Stout Farm

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2234	Plot 3 Rest Haven Green Lane Grain ME3 0BT Peninsula (2011)	Small Site Bungalows																				
0.03 ha MC161322	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	Mr Smith Prolife Construction (UK) Ltd
SMC2244	598 Mierscourt Road Rainham ME8 8RQ Rainham South (2018)	Small Site Full																				
0.08 ha MC170163	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	0
Mr Singh Shergill				1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0
SMC2253	12 Bootham Close Strood ME2 2PG Strood South (2020)	Small Site Bungalows																				
0.05 ha MC193224	Reserved Matters		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Alpha Design Studio Ltd
			0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2255	Court Lodge Riggall Court Bush Road Cuxton ME2 1HB Cuxton and Halling (2018)	Small Site Houses																				
0.04 ha MC173333	Full		0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	
			0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	Mr Castle
SMC2287	Land adjacent 11 Wedgewood Drive Chatham ME5 0LD Luton and Wayfield (2018)	Small Site Houses																				
0.011 ha MC172001	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr McCall
SMC2288	South View Sharnal Street High Halstow ME3 8QR Peninsula (2018)	Small Site Houses																				
0.12 ha MC183295	Reserved Matters		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr P Lorriman
SMC2308	Land rear of 56-60 Town Road Cliffe Woods ME3 8JJ Strood Rural (2018)	Small Site Bungalows																				
0.066 ha MC200399	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mrs Natalie Blackshaw Design United

Greenfield land

Table 4, Section 4: Residential land availability for small sites



Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2310	171 Church Street Cliffe	Permission																					
	ME3 7QB		0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	
0.083 ha	Strood Rural		Small Site																				
MC190269	(2018)	Reserved Matters	Houses	0	0	3	3	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	Mr L Simmons
SMC2318	298 Darnley Road Strood	Permission																					
	ME2 2UP		0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	
0.017 ha	Strood South		Small Site																				
MC190429	(2003)	Full	Houses	0	2	0	2	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	5 Arches Design & Planning
SMC2328	Court Lodge Farm The Street Stoke	Permission																					
	ME3 9RT		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
0.08 ha	Peninsula		Small Site																				
MC172722	(2018)	Full	Houses	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Collis
SMC2332	Rear of 122 Valley View Road Rochester	Permission																					
	ME1 3NX		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
0.019 ha	Rochester West		Small Site																				
MC190349	(2020)	Full	Houses	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Essan K Planning Ltd
SMC2339	193 Princes Avenue Walderslade	Permissions																					
	ME5 8AR		1	1	0	2	0	0	0	0	1	1	0	2	2	0	0	0	0	0	2	0	
0.056 ha	Princes Park		Small Site																				
MC174251	(2018)	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	Mr Butler
MC181411		Full	Houses	1	0	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	Mr M Butler
SMC2340	117 Darnley Road Strood	Permission																					
	ME2 2EY		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
0.03 ha	Strood South		Small Site																				
MC191629	(2018)	Full	Houses	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Henry Taylor Building Surveyors
SMC2343	Land adjacent 112 Lower Rainham Road Rainham	Permission																					
	ME7 2XS		0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	
0.0935 ha	Gillingham North		Small Site																				
MC201409	(2018)	Full	Houses	0	0	2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	Mr David Dennington

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2380	101-103 Shakespeare Road Gillingham ME7 5QJ Gillingham South (2019)	Small Site Houses	Permission				0	1	0	1	0	0	0	0	1	0	1	0	0	1	0	Mr Danny Birkby
0.18 ha MC203158	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2385	227 Cliffe Road Strood ME2 3DL Strood North (2019)	Small Site Houses	Permission				0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0
0.0389 ha MC181759	Full		0	0	1	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	Mr D Rana
SMC2387	37 Pepys Way Strood ME2 3LJ Strood North (2019)	Small Site Houses	Permissions				0	2	0	2	0	0	0	0	0	2	0	2	1	0	0	0
0.1 ha MC182132	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Ms Jewsbury MS Jewsbury
MC200001	Full		0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	
SMC2392	44 Station Road Cliffe ME3 7RX Strood Rural (2019)	Small Site Houses	Permission				0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0
0.07 ha MC192555	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mark Carter Design
SMC2400	Beechcroft Capstone Road Chatham ME7 3JF Hempstead and Wigmore (2019)	Small Site Bungalows	Permission				1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0
0.2 ha MC182171	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr A Thrussle
SMC2404	12 Kirkdale Close Lordswood ME5 8SH Lordswood and Capstone (2019)	Small Site Houses	Permission				0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0
0.05 ha MC192867	Full		0	0	1	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	DKM Consultants Ltd
SMC2409	89 Maidstone Road Rainham ME8 0DR Rainham Central (2021)	Small Site Houses	Permission				1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0
0.009 ha MC201782	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Palvinder Philora

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2410	46 Nares Road Parkwood ME8 9RG Rainham South (2020)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr J Devereux
0.01 ha MC192706	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2429	80 Beechwood Avenue Darland ME5 7HJ Watling (2019)	Small Site Houses	Permissions	4	0	0	4	1	0	0	1	3	0	0	3	0	3	0	0	0	3	0	Mr Tanday
0.19 ha MC182356	Full			2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
SMC2430	Old Vicarage High Street Grain ME3 OBS Peninsula (2019)	Small Site Houses	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mrs C A Gant
0.53 ha MC182092	Outline			2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
SMC2437	Land rear of Mulver House 636 Mierscourt Road Rainham ME8 8PL Rainham South (2019)	Small Site Bungalows	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Rotimi
0.08 ha MC182609	Full			0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2438	122 Ploughmans Way Rainham ME8 8LP Rainham South (2020)	Small Site Houses	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Matthew Anderson
0.01 ha MC191915	Full			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2442	Keepers Barn Upper Bush Farm Upper Bush Road Cuxton ME2 1HQ Cuxton and Halling (2019)	Small Site Conversion to Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr D Attwood
0.1 ha MC181405	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2454	Rear of 108-110 Woodside Rainham ME8 OPW Rainham Central (2019)	Small Site Bungalows	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mrs A Nelson
0.1 ha MC182992	Full			0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2479	Land between 18 & 20 Alamein Avenue Chatham ME5 0HZ Luton and Wayfield (2020) Full	Small Site Houses	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0	Mr Allyjaun C/O Mr. Matthew Beasley
0.14 ha MC192924				4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0	
SMC2487	Land rear of Walnut Tree Farm Grain Road Lower Stoke ME3 9RE Peninsula (2020) Full	Small Site Bungalows	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	3	0	Mrs D Macdonald
0.16 ha MC183347				3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	3	0	
SMC2488	Land adjacent 1 Marshgate Cottages Main Road Cooling ME3 8DJ Peninsula (2020) Full	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Messrs Filmer and Milner
0.03 ha MC183545				1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2508	1 Concord Avenue Chatham ME5 9TR Rochester South and Horsted (2020) Full	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	MR Stefan Beconsall
0.02 ha MC202817				1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2530	12 Cooling Road Cliffe ME3 7RY Strood Rural (2020) Full	Small Site Houses	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mark Carter Design
0.0251 ha MC191485				0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2533	Land adj 3 Swingate Avenue Cliffe ME3 7QZ Strood Rural (2020) Full	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr C Brian
0.0168 ha MC191941				1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2553	10 Salisbury Avenue Rainham ME8 0BH Rainham Central (2020) Full	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Patrick Durr Associates
0.027 ha MC193286				1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2555	Fronting King Edward Road 120 Maidstone Road Chatham ME4 6DQ Chatham Central (2021)	Small Site Houses	Permission	0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mark Carter Design
0.0247 ha MC192535	Full			0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2557	Rear of 172-176 Maidstone Road Chatham ME4 6EN Rochester South and Horsted (2021)	Small Site Bungalows	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	2	0	Mr Matthew Phillips Architecture Design Limited
0.06 ha MC201070	Full			2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	2	0	
SMC2562	6 Columbine Road Strood ME2 2XZ Strood South (2020)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0	Rayner Davies Architects
0.018 ha MC193308	Outline			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0	
SMC2563	Land rear of 263-269 High Street Chatham ME4 4BZ River (2020)	Small Site Flats (Purpose built)	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	1	0	Hertfield Planning Service
0.05 ha MC193314	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	1	0	
SMC2577	14 Stanford Way Cuxton ME2 1LL Cuxton and Halling (2021)	Small Site Bungalows	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0	Mr John Liddiard
0.04 ha MC201954	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0	
SMC2579	31 Swallow Rise Chatham ME5 7PR Princes Park (2021)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0	Mr Tony Hawkins Coteq Ltd
0.021 ha MC200774	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0	
SMC2586	10 Nashenden Lane Borstal ME1 3JQ Rochester West (2021)	Small Site Houses	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	2	0	Martin Potts Associates
0.07 ha MC201295	Full			2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	2	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2594	19 Chattenden Lane Chattenden																					
	ME3 8LE	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.0395 ha	Strood Rural																					
MC191897	(2021)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mrs Chadwick
	Full	Houses																				
SMC2603	9 View Road Cliffe Woods																					
	ME3 8JQ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
0.081 ha	Strood Rural																					
MC201397	(2021)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr Ian Taylor Berry
	Outline	Houses																				
SMC2609	62 Commissioners Road Strood																					
	ME2 4EB	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
0.03 ha	Strood North																					
MC202035	(2021)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Victor Haywood
	Outline	Houses																				
SMC2610	Land at 33A Frindsbury Road Strood																					
	ME2 4TD	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.022 ha	Strood North																					
MC202246	(2021)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	MR T Khaira
	Full	Bungalows																				
SMC2620	Land adjacent to 11 Honeysuckle Close Hempstead																					
	ME7 3NF	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.09 ha	Hempstead and Wigmore																					
MC200696	(2021)	Small Site	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr D Boast
	Full	Houses																				
SMC2629	Land adjacent to 3 Motney Hill Road Rainham																					
	ME8 7TZ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.036 ha	Rainham North																					
MC200349	(2021)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Steve Hawkins
	Full	Houses																				
SMC2635	7 Moor Street Rainham																					
	ME8 8QQ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.1 ha	Rainham South																					
MC201472	(2021)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Christopher McCormac
	Full	Houses																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2654	Land adjacent to Cooling Castle Farmhouse and opposite St James's Church Main Road Cooling ME3 8DQ Peninsula		Permission	0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.1 ha MC202486	(2021) Full	Small Site Houses		0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Darren Reavell
SMC2663	86 Woodside Wigmore ME8 0PN Rainham Central		Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.073 ha MC202662	(2021) Full	Small Site Houses		1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr and Mrs M Poole
SMC2664	13 Millfields Lordswood ME5 8HQ Lordswood and Capstone		Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
0.038 ha MC202203	(2021) Outline	Small Site Houses		1	0	0	1	0	0	0	1	0	0	1	0	0	0	1	0	1	0	David & Theresa Fox
SMC2666	235 Frindsbury Hill Wainscott ME2 4JS Strood Rural		Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.052 ha MC203053	(2021) Full	Small Site Houses		1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	N Joree
SMC2671	Manor Farm Marsh Road Halling ME2 1DB Cuxton and Halling		Permission	0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.065 ha MC201785	(2021) Full	Small Site Houses		0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Adrian Catchpole
SMC2682	Land north of Grain Road Grain ME3 0AZ Peninsula		Permission	2	0	0	2	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.097 ha MC203168	(2021) Outline	Small Site Bungalows		2	0	0	2	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Andy Punter
Greenfield land total:															27	16	28	3	2	76	2	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
Mixed																						
SMC2076	Land adjacent to 54 Sidney Road Borstal ME1 3HG Rochester West (2016)	Small Site Houses																				
0.01 ha MC151096			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Hoare
			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2285	Rose Cottage 326 Hempstead Road Hempstead ME7 3QJ Hempstead and Wigmore (2018)	Small Site Houses																				
0.12 ha MC180805			2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Robert A Clayton
			2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
SMC2391	Kia-ora Station Road Cliffe ME3 7RN Strood Rural (2019)	Small Site Houses																				
0.087 ha MC181536			2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	M J Wicken
			2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
SMC2426	34 Trevale Road Rochester ME1 3PA Rochester West (2019)	Small Site Houses																				
0.02 ha MC182200			1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr M Read
			1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2436	Land adj and 43 St James Road Grain ME3 0BU Peninsula (2019)	Small Site Houses																				
0.035 ha MC182919			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr C Fisher
			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2506	32 Carpenters Close Rochester ME1 2QH Rochester South and Horsted (2020)	Small Site Houses																				
0.08 ha MC190050			0	4	0	4	0	1	0	1	0	3	0	3	3	0	0	0	0	3	0	Plaxtol Investments Ltd
			0	4	0	4	0	1	0	1	0	3	0	3	3	0	0	0	0	3	0	
SMC2528	29 View Road Cliffe Woods ME3 8JQ Strood Rural (2020)	Small Site Houses																				
0.06 ha MC190379			2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Insight Architects
			2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	

Mixed

Table 4, Section 4: Residential land availability for small sites

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Address			Dwelling type																	Gains			
Losses			Net																	Phasing			
Site	Ward (First year*)		N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	0 - 5 years	5-10 years	Developer	
SMC2558	52 Cleave Road Gillingham ME7 4AX Watling (2020)	Small Site	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr T Spicer
0.034 ha		Houses		1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
MC192335	Full																						
SMC2628	Land adjacent to 27 Berengrave Lane Rainham ME8 7LS Rainham North (2021)	Small Site	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Jimmy Zammit
0.15 ha		Houses		2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
MC200230	Full																						
Mixed total:															4	5	4	0	0	13	0		



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
Previously developed land																						
SMC1210	Land adjacent to & rear of 187 Rock Avenue Gillingham																					
	ME7 5PY	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.354 ha	Gillingham South	Small Site																				
MC190130	(2020)	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr Abdul Mumtaz
SMC1397	Rear of 64 Boxley Road Walderslade																					
	ME5 9LJ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.07 ha	Walderslade	Small Site																				
MC164531	(2018)	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr P Harman
SMC1708	Land at 76 White Road Chatham																					
	ME4 5TN	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	
0.017 ha	Chatham Central	Small Site																				
MC102420	(2011)	Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	Mr Fleming
SMC1764	Robinsmead Buttway Lane Cliffe																					
	ME3 7QP	Permission	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	
0.1 ha	Strood Rural	Small Site																				
MC141023	(2012)	Houses	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	Mr A Lall
SMC1780	4 London Road Strood																					
	ME2 3HT	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.005 ha	Strood North	Small Site																				
MC193126	(2020)	Flats (Purpose built)	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	2 Design
SMC1813	172A Palmerston Road Chatham																					
	ME4 6NE	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.017 ha	Chatham Central	Small Site																				
MC180115	(2015)	Bungalows	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Eco Regeneration LLP
SMC1821	Barrys 128-130 Delce Road Rochester																					
	ME1 2DT	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
0.02 ha	Rochester East	Small Site																				
MC172101	(2013)	Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr S Shahid

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC1825	The Three Gardeners 4 North Street Strood ME2 4SH Strood North (2013)	Small Site Conversion to Flats																				
0.041 ha MC174135	Full		0	4	0	4	0	1	0	1	0	3	0	3	3	0	0	0	0	3	0	Mrs C Mattu
SMC1831	1 Otway Terrace Chatham ME4 5JU Chatham Central (2019)	Small Site Houses																				
0.008 ha MC180659	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr R Phillips
SMC1839	225 High Street CHATHAM ME4 4BQ River																					
0.0282 ha MC180637	(2013) Full	Small Site Flats (Purpose built)	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Mr S Kalsi
SMC1885	Travellers Tan Sharnal Street High Halstow ME3 8QR Peninsula (2018)	Small Site Conversion to Houses																				
0.87 ha MC172467	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr & Mrs Cameron
SMC1907	133 Luton Road Luton ME4 5AE Luton and Wayfield (2018)	Small Site Conversion to Flats																				
0.012 ha MC173949	Full		0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	Miss A Mbugua
SMC1916	16-18 London Road Strood ME2 3HT Strood North (2015)	Small Site Conversion to Flats																				
0.025 ha MC180994	Full		0	4	0	4	0	2	0	2	0	2	0	2	2	0	0	0	0	2	0	Mr T Paton
SMC1930	178 Darnley Road Strood ME2 2UW Strood South (2019)	Small Site Conversion to Flats																				
0.14 ha MC180959	Full		0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr J Singh

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC1964	371-375 Maidstone Road Rainham																					
	ME8 OHX	Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	
0.05 ha	Rainham South																					
MC190470	(2017)	Small Site																				
	Reserved Matters	Flats (Purpose built)	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	Robert A Clayton
SMC1968	Rear of 75 London Road Rainham																					
	ME8 7RJ	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.1 ha	Rainham Central																					
MC191517	(2018)	Small Site																				
	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Antony Hawkins
SMC1977	Garages rear of 9 Harvey Road and 50 Roberts Road Rainham																					
	ME8 OAZ	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.024 ha	Rainham Central																					
MC160373	(2017)	Small Site																				
	Full	Bungalows	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Ms Broady
SMC1997	85 Clandon Road Lordswood																					
	ME5 8YA	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.022 ha	Lordswood and Capstone																					
MC180673	(2015)	Small Site																				
	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mrs S McKenzie
SMC2007	The Chapel Beresford Road Gillingham																					
	ME7 4ET	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.016 ha	Gillingham South																					
MC140536	(2015)	Small Site																				
	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Brainesteanu
SMC2009	34 High Street GILLINGHAM																					
	ME7 1AZ	Permissions	1	0	3	4	0	0	0	0	1	0	3	4	0	0	1	0	0	1	0	
0.089 ha	Gillingham North																					
MC191777	(2020)	Small Site																				
	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	AAA Premier Investments Limited
MC191786	Full	Conversion to Flats	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	AAA Premier Investments Ltd
SMC2022	75 High Street CHATHAM																					
	ME4 4EE	Permissions	0	0	5	5	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	
0.013 ha	River																					
MC171427	(2015)	Small Site																				
	Full	Conversion to Flats	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr D Konuralp
MC182291	Full	Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr M Pearce
Previously developed land			Table 4, Section 4: Residential land availability for small sites																			Page 16 of 44



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Address Losses	Dwelling type Net																					Gains Phasing	
Site	Ward (First year*)		N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	0 - 5 years	5-10 years	Developer	
SMC2032	Building to the rear of 2 Love Lane Rochester ME1 1TN	Permission	0		1		0	0	0	0	0		1		0	0	0	0	0	0	0		
	0.014 ha	Rochester West (2015)	Small Site																				
MC181104	Full Conversion to Houses		0		1		0	0	0	0	0		1		0	0	0	0	0	0	0	Mr & Mrs B Allum	
SMC2098	Land adjacent to 17 Cherbourg Crescent Chatham ME5 0HR	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	1	0	
	0.021 ha	Luton and Wayfield (2017)	Small Site																				
MC162808	Full Houses		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	1	0	Mr J Epps
SMC2139	245 Napier Road Gillingham ME7 4LY	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
	0.09 ha	Watling (2018)	Small Site																				
MC172100	Full Houses		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mrs Pordage	
SMC2142	42a King Street Gillingham ME7 1EP	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	1	
	0.023 ha	Gillingham North (2018)	Small Site																				
MC170153	Full Houses		1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	1	Mr T Busby
SMC2164	263 Luton Road Luton ME4 5BN	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	0	1	0	
	0.02 ha	Luton and Wayfield (2017)	Small Site																				
MC160381	Full Flats (Purpose built)		0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	Mr Moon	
SMC2165	189 Luton Road Luton ME4 5AE	Permissions	0	4	0	4	0	1	0	1	0	3	0	3	0	0	0	0	3	0	3	0	
	0.06 ha	Luton and Wayfield (2017)	Small Site																				
	MC154381	Full Conversion to Flats	0	3	0	3	0	1	0	1	0	2	0	2	0	0	0	0	2	0	2	0	Hiscot Absolute
MC173144	Full Conversion to Flats	0	1	0	1	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	1	0	Mr C Hiscott
SMC2171	Broom Hill Reservoir Gorse Road Strood ME2	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	0	4	0	4	0		
	0.19 ha	Strood North (2017)	Small Site																				
MC181595	Full Houses		4	0	0	4	0	0	0	0	4	0	0	4	0	0	0	4	0	4	0	Mark Carter Design Studio	
Previously developed land			Table 4, Section 4: Residential land availability for small sites																			Page 17 of 44	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2186	8 Warren Wood Road Rochester																						
	ME1 2UB	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0		
0.015 ha	Rochester South and Horsted																						
MC191787	(2017)	Small Site	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr M Gray	
	Full	Houses																					
SMC2202	The Barge 63 Layfield Road GILLINGHAM																						
	ME7 0QY	Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	
0.04 ha	Gillingham North																						
MC162767	(2017)	Small Site	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	Mr Khan Khansons Properties Ltd
	Full	Conversion to Houses																					
SMC2209	Land to the rear 98 Windmill Road Gillingham																						
	ME7 5PD	Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	0	3	0	
0.017 ha	Gillingham South																						
MC173149	(2017)	Small Site	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	0	3	0	Mr T Thake
	Full	Flats (Purpose built)																					
SMC2212	98 Frindsbury Road Frindsbury																						
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0		
0.006 ha	Strood North																						
MC202819	(2021)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr & Mrs D Sangha	
	Full	Mainly Flats																					
SMC2218	33 Station Road Rainham																						
	ME8 7RS	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0		
0.016 ha	Rainham North																						
MC164099	(2017)	Small Site	0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	Mrs O'Toole	
	Full	Conversion to Flats																					
SMC2220	Land at junction of Maidstone Road and Sir Evelyn Road Rochester																						
	ME1 3LZ	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0		
0.07 ha	Rochester West																						
MC201777	(2017)	Small Site	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	MR G Addy Planners & Architects	
	Full	Houses																					
SMC2222	Land rear of 2 Star Hill Rochester																						
	ME1 1UX	Permission	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0		
0.0114 ha	Rochester West																						
MC164188	(2017)	Small Site	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Mr Harding	
	Full	Flats (Purpose built)																					

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2223	91-93 Bryant Road Strood																						
	ME2 3ES	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0		
0.024 ha	Strood North																						
MC164682	(2017)	Small Site																					
	Full	Conversion to Houses	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	Mr & Mrs Thakrar	
SMC2237	Rear of Elmsleigh Lodge 118 Maidstone Road, fronting King Edward Road Chatham																						
	ME4 6DQ	Permission	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0		
0.085 ha	Chatham Central																						
MC162653	(2018)	Small Site																					
	Full	Houses	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Mr Gray Grays of Chatham	
SMC2251	Garage block adjacent to 13 Foxglove Crescent Chatham																						
	ME5 OSH	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	0	2	0	
0.074 ha	Walderslade																						
MC170944	(2018)	Small Site																					
	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	0	2	0	Mr Goodearl
SMC2260	2 Central Road Strood																						
	ME2 3ER	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	1	0	
0.003 ha	Strood North																						
MC171120	(2018)	Small Site																					
	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	1	0	Ms Emery
SMC2261	The Storage Barn Land rear of 634 Lower Rainham Road Rainham																						
	ME8 7TX	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	1	0	
0.08 ha	Rainham North																						
MC172801	(2018)	Small Site																					
	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	1	0	Mrs G Halsey
SMC2274	The Old Archdeaconry The Precinct Rochester																						
	ME1 1SX	Permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0.17 ha	Rochester West																						
MC172542	(2018)	Small Site																					
	Full		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Sophrosyne Ltd	
SMC2276	The Royal Oak 53 Cooling Road Strood																						
	ME2 4RP	Permission	0	0	4	4	0	0	1	1	0	0	3	3	0	0	0	0	0	0	0	0	
0.09 ha	Strood Rural																						
MC170278	(2018)	Small Site																					
	Full	Houses	0	0	4	4	0	0	1	1	0	0	3	3	0	0	0	0	0	0	0	Interesting Developments Ltd	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2277	231 Beechings Way GILLINGHAM ME8 6SP Twydall (2018)	Small Site Conversion to Houses Conversion to Flats	Permissions	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	
0.03 ha MC173347	Full	Conversion to Houses		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mr I Golding
MC191984	Full	Conversion to Flats		0	2	0	2	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	Mr I Golding
SMC2284	696 Maidstone Road Rainham ME8 0LJ Hempstead and Wigmore (2021)	Small Site Houses	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
0.19 ha MC202214	Full	Houses		2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr Abdul Mumtaz
SMC2286	188 Wayfield Road Chatham ME5 0HG Luton and Wayfield (2018)	Small Site Flats (Purpose built)	Permission	0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0		
0.063 ha MC171987	Full	Flats (Purpose built)		0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	The Kent Autistic Trust	
SMC2298	Wei Hai 139 St Williams Way Rochester ME1 2PG Rochester East (2013)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0		
0.03 ha MC171631	Full	Houses		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	1	0	Mr Muggeridge	
SMC2299	5 Shirley Avenue CHATHAM ME5 9UP Rochester South and Horsted (2018)	Small Site Flats (Purpose built) Houses	Permissions	1	0	2	3	0	0	0	0	1	0	2	3	0	1	0	0	0	1	0	
0.02 ha MC172705	Full	Flats (Purpose built)		0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	Mr Slegg	
MC190052	Full	Houses		1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	1	0	Gary Tidwell Associates Ltd	
SMC2300	Land adjacent to 110 Frindsbury Road Strood ME2 4JB Strood North (2018)	Small Site Houses	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
0.05 ha MC172648	Full	Houses		2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	Mr Hodja
SMC2301	159 Luton Road Luton ME4 5AE Luton and Wayfield (2018)	Small Site Conversion to Flats	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	1	0		
0.012 ha MC173806	Full	Conversion to Flats		2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	1	0	Noyes	
Previously developed land			Table 4, Section 4: Residential land availability for small sites																			Page 20 of 44	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2302	156 Luton Road Luton ME4 5BP Luton and Wayfield (2018)	Small Site Conversion to Flats	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Mr Noyes
0.012 ha MC173807	Full			2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	
SMC2303	154 Luton Road Luton ME4 5BP Luton and Wayfield (2018)	Small Site Conversion to Flats	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Mr Noyes
0.012 ha MC173808	Full			2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	
SMC2309	Old George Court Main Road Chattenden ME3 8EF Strood Rural (2018)	Small Site Flats (Purpose built)	Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	Prior Homes Ltd
0.08 ha MC173000	Full			0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	
SMC2313	89 Cooling Road Strood ME2 4RS Strood Rural (2019)	Small Site Conversion to Flats	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Mr S Serwadda
0.02 ha MC183523	Full			2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	
SMC2315	104A, B, C Poplar Road Strood ME2 2NS Strood South (2020)	Small Site Houses	Permission	5	0	0	5	3	0	0	3	2	0	0	2	0	2	0	0	0	2	0	Salvatore Zaffuto Architecture
0.127 ha MC192692	Full			5	0	0	5	3	0	0	3	2	0	0	2	0	2	0	0	0	2	0	
SMC2320	152 Cedar Road Strood ME2 2LJ Strood South (2021)	Small Site Flats (Purpose built)	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Jack Goodey JG Construction design Ltd
0.0091 ha MC192994	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2321	70 Toronto Road GILLINGHAM ME7 2EN Gillingham South (2019)	Small Site Conversion to Flats	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Harry Foods Ltd
0.03 ha MC174221	Full			0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2324	86-88 High Street Chatham																					
	ME4 4DS	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.03 ha	River																					
MC164006	(2018)	Small Site																				
	Full	Conversion to Flats	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Business Help UK Group Ltd
SMC2333	160 & 162 Gravesend Road Strood																					
	ME2 3QT	Permission	3	0	0	3	2	0	0	2	1	0	0	1	0	1	0	0	0	1	0	
0.34 ha	Strood North																					
MC190136	(2018)	Small Site																				
	Reserved Matters	Houses	3	0	0	3	2	0	0	2	1	0	0	1	0	1	0	0	0	1	0	Calyx Architecture
SMC2334	2 Connaught Road Luton																					
	ME4 5DJ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.012 ha	Luton and Wayfield																					
MC171778	(2018)	Small Site																				
	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Kapo Ltd
SMC2337	F Morris & Son Cookham Farm Hill Road Borstal																					
	ME1 3NN	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.06 ha	Rochester West																					
MC173539	(2018)	Small Site																				
	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Fuller
SMC2338	Former Clinic Kings Road Luton																					
	ME5 7JY	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	0	2	2	0	
0.03 ha	Luton and Wayfield																					
MC164659	(2018)	Small Site																				
	Full	Flats (Purpose built)	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	0	2	2	0	Dr Jha
SMC2342	5 Farmdale Avenue Borstal																					
	ME1 3HU	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.0313 ha	Rochester West																					
MC210167	(2018)	Small Site																				
	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Arthur Upton
SMC2346	25 Rochester Road Cuxton																					
	ME2 1AD	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	
0.01 ha	Cuxton and Halling																					
MC180172	(2018)	Small Site																				
	Full	Houses	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	Mr McPortland

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2349	Palm Cottage Social Club 189 Canterbury Street Gillingham																					
	ME7 5TU	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	0	0	0	2	
0.45 ha	Gillingham South																					
MC172600	(2018)	Small Site																				
	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	0	0	0	2	Palm Cottage Social Club
SMC2351	142 and 142a Napier Road Gillingham																					
	ME7 4HJ	Permission	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	
0.18 ha	Gillingham South																					
MC150576	(2015)	Small Site																				
	Full	Conversion to Houses	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	Mr R Gill
SMC2354	35 Rainham Road CHATHAM																					
	ME7 5LS	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
0.0177 ha	Gillingham South																					
MC191967	(2019)	Small Site																				
	Full	Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr M Pearce
SMC2356	309 High Street Rainham																					
	ME8 8DS	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	
0.02 ha	Rainham South																					
MC173394	(2019)	Small Site																				
	Full	Conversion to Flats	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	Mr J Overbury
SMC2357	316 Canterbury Street GILLINGHAM																					
	ME7 5JP	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.015 ha	Gillingham South																					
MC174304	(2019)	Small Site																				
	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
Mr P M Jhally																						
SMC2359	49 Wainscott Road Wainscott																					
	ME2 4LA	Permissions	1	0	3	4	0	0	0	0	1	0	3	4	0	0	1	0	0	1	0	
0.056 ha	Strood Rural																					
MC180806	(2019)	Small Site																				
	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr M Yildiz
MC183624		Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr M Yildiz
MC200502		Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr M Yildiz
SMC2361	173 High Street Rainham																					
	ME8 8AY	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	
0.021 ha	Rainham South																					
MC181004	(2019)	Small Site																				
	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Mr S Waller
Previously developed land			Table 4, Section 4: Residential land availability for small sites																			Page 23 of 44



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer		
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5					
SMC2364	8 Church Street Hoo ME3 9AH Peninsula (2019)	Small Site Conversion to Houses	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Obee
0.0068 ha MC182791	Full			0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0		
SMC2365	14 Luton Road Luton ME4 5AA Luton and Wayfield (2020)	Small Site Conversion to Flats	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	0	0	Ms Matthews
0.02 ha MC183487	Full			3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	0		
SMC2366	Cloudesley House 42 High Street ROCHESTER ME1 1LH Rochester West (2019)	Small Site Conv. to Mult. Occ.	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	0	Nong Priestley
0.02 ha MC200560	Full			0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0		
SMC2371	Tara 419 Walderslade Road Walderslade ME5 9LL Walderslade (2019)	Small Site	Permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mr Killick
0.13 ha MC180207	Full			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
SMC2373	1 Pepys Way Strood ME2 3LH Strood North (2019)	Small Site Conversion to Flats	Permission	4	0	0	4	1	0	0	1	3	0	0	3	0	0	3	0	0	0	0	0	Sanaadesigns
0.068 ha MC190575	Full			4	0	0	4	1	0	0	1	3	0	0	3	0	0	3	0	0	0	0		
SMC2375	Workshop adj 2 Corporation Road Gillingham ME7 1RF Gillingham North (2020)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0	0	Mr & Mrs A Pratt
0.0046 ha MC192363	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0		
SMC2376	Titus Barn near Titus Farm Meresborough Lane Rainham ME8 8PR Rainham South (2019)	Small Site Houses	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	0	0	Mr Brian Beaton
0.27 ha MC192226	Full			3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	0		

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2378	59 Sturdee Avenue GILLINGHAM																					
	ME7 2JN	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.025 ha	Gillingham South																					
MC164612	(2019)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Rallon
	Full	Flats (Purpose built)																				
SMC2381	9 Gordon Road Gillingham																					
	ME7 2NF	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.02 ha	Gillingham South																					
MC181846	(2019)	Small Site	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr P Papla
	Full	Houses																				
SMC2390	Between 5 & 11 Tennyson Avenue Cliffe Woods																					
	ME3 8JF	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.0429 ha	Strood Rural																					
MC193125	(2019)	Small Site	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr C King
	Reserved Matters	Houses																				
SMC2398	54 Rochester Road Halling																					
	ME2 1AH	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.09 ha	Cuxton and Halling																					
MC182551	(2019)	Small Site	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mrs M Matharu
	Reserved Matters	Houses																				
SMC2399	Rear of 87 Kent Road Halling																					
	ME2 1AT	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.0088 ha	Cuxton and Halling																					
MC181404	(2019)	Small Site	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr S Smith
	Full	Houses																				
SMC2406	East side of 1 Edinburgh Road Luton																					
	ME4 5BX	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.01 ha	Luton and Wayfield																					
MC164126	(2019)	Small Site	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Cheema
	Full	Houses																				
SMC2407	Adj 7 Montgomery Avenue Chatham																					
	ME5 0HA	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.031 ha	Luton and Wayfield																					
MC190857	(2019)	Small Site	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Les Whiteman
	Full	Houses																				

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type		Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
				N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2408	54 Shanklin Close Chatham ME5 7 QL Princes Park (2019)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr S Ravate
0.015 ha MC182595	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2415	29 Tufton Road Rainham ME8 7SH Rainham North (2020)	Small Site Houses	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr D Bookes
0.032 ha MC190069	Full			2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
SMC2416	Adjoining 8 Ivy Street Rainham ME8 8BE Rainham North (2020)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr G Berg
0.014 ha MC182653	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2418	14 Lincoln Close Strood ME2 2RJ Strood South (2020)	Small Site Houses	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Res Construction Ltd
0.016 ha MC180938	Full			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2421	65 William Street Rainham ME8 8HW Rainham North (2019)	Small Site Houses	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr & Mrs P Lowe
0.084 ha MC181391	Full			2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
SMC2423	27 Ewart Road Chatham ME4 6LB Rochester South and Horsted (2019)	Small Site Bungalows	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr L Hutchinson
0.03 ha MC182315	Full			0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2424	31 Watts Avenue Rochester ME1 1RX Rochester West (2019)	Small Site Houses	Permission	1	0	0	1	3	0	0	3	-2	0	0	-2	0	-2	0	0	0	-2	0	Mrs Roper
0.046 ha MC180492	Full			1	0	0	1	3	0	0	3	-2	0	0	-2	0	-2	0	0	0	-2	0	

Previously developed land

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2425	Mardon 1 Nashenden Lane Borstal ME1 3JQ Rochester West (2019)	Small Site Houses	Permission	0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr J David
0.012 ha MC182111	Full			0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2428	121 Watling Street GILLINGHAM ME7 2YX Watling (2019)	Small Site Conversion to Flats	Permission	0	0	2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr Murat Gok
0.03 ha MC200455	Full			0	0	2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
SMC2429	80 Beechwood Avenue Darland ME5 7HJ Watling (2019)	Small Site Houses	Permissions	4	0	0	4	1	0	0	1	3	0	0	3	0	3	0	0	0	3	Mr Tanday
0.19 ha MC192187	Full			2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	
SMC2431	22 Walters Road Hoo ME3 9JR Peninsula (2019)	Small Site Houses	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	Mr G Butler-Kania
0.025 ha MC181441	Full			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	
SMC2440	126 Hempstead Road Hempstead ME7 3RH Hempstead and Wigmore (2020)	Small Site Houses	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	Mr & Mrs C P Feist Brown
0.05 ha MC191070	Full			0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	
SMC2441	Barn rear of 67 - 67A Ordnance Street CHATHAM ME4 6SH Chatham Central (2019)	Small Site Flats (Purpose built)	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	Mr Kosala Dissanayake
0.014 ha MC192807	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	
SMC2444	2 Morement Road Hoo ME3 9DA Peninsula (2019)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	Mr & Mrs Cowburn
0.014 ha MC183334	Full			1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	

Previously developed land

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2447	313a High Street CHATHAM ME4 4BN River	Permission	3	0	0	3	1	0	0	1	2	0	0	2	0	2	0	0	0	2	0	Mr N Zihni
0.009 ha MC183407	(2012) Full	Small Site Conversion to Flats	3	0	0	3	1	0	0	1	2	0	0	2	0	2	0	0	0	2	0	
SMC2449	Grange Redoubt Grange Road Gillingham ME7 2UN Rainham North	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr F Friday
0.1 ha MC192759	(2019) Full	Small Site Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2453	486 Lower Rainham Road Rainham ME8 7TN Rainham North	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Mr & Mrs Wilson
0.1 ha MC183599	(2020) Full	Small Site	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	
SMC2456	294 Hempstead Road Hempstead ME7 3QH Hempstead and Wigmore	Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	Mr D Boast
0.099 ha MC183610	(2013) Full	Small Site Houses	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	
SMC2458	Community Centre 2 Tramways Luton ME5 7LS Luton and Wayfield	Permission	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	0	Mr Adam Sliwinski
0.2 ha MC183568	(2019) Full	Small Site Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	0	
SMC2460	17 Ordnance Terrace Chatham ME4 6PS Chatham Central	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Mr Richard Dupoy
0.0195 ha MC191027	(2020) Full	Small Site	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	
SMC2461	12 Albany Terrace Chatham ME4 6TH Chatham Central	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	Mr and Mrs T Tyndall
0.018 ha MC192508	(2020) Full	Small Site Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2463	Land adjacent 46 Jeffery Street Gillingham ME7 1BZ Gillingham North (2020)	Small Site Houses Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr and Mrs Serkan Barka
0.006 ha MC190203	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2464	162 High Street GILLINGHAM ME7 1AJ Gillingham North (2020)	Small Site Conversion to Flats Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Ahmet Kocaman
0.01 ha MC190253	Full		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2465	84 High Street GILLINGHAM ME7 1AX Gillingham North (2020)	Small Site Conversion to Flats Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr S Bates
0.008 ha MC190590	Full		0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
SMC2468	152-154 High Street GILLINGHAM ME7 1AJ Gillingham North (2020)	Small Site Conversion to Flats Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	The Directors SAS Executive Travel
0.03 ha MC192260	Full		4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	
SMC2469	9 Railway Street Gillingham ME7 1XF Gillingham North (2020)	Small Site Conversion to Flats Permission	0	5	0	5	0	3	0	3	0	2	0	2	2	0	0	0	0	2	0	Mr D Konuralp
0.027 ha MC193307	Full		0	5	0	5	0	3	0	3	0	2	0	2	2	0	0	0	0	2	0	
SMC2470	Adj 11 White Leaves Rise Cuxton ME2 1EG Cuxton and Halling (2020)	Small Site Houses Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Coteq Ltd
0.026 ha MC190500	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2472	97 & 99 Marlborough Road Gillingham ME7 5HD Gillingham South (2020)	Small Site Conversion to Flats Permission	7	0	0	7	3	0	0	3	4	0	0	4	0	4	0	0	0	4	0	Mr M Pearce
0.018 ha MC190604	Full		7	0	0	7	3	0	0	3	4	0	0	4	0	4	0	0	0	4	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Address Losses	Ward (First year*)	Dwelling type Net																		Gains Phasing	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5		
SMC2473	44 Gillingham Road GILLINGHAM ME7 4RR Gillingham South (2020)	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
0.008 ha MC191127	Small Site Full Conversion to Flats		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	Mr Peter Day
SMC2476	235 Canterbury Street GILLINGHAM ME7 5XB Gillingham South (2020)	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0
0.0097 ha MC192576	Small Site Full Conversion to Flats		0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	Mr Trevor Sulley
SMC2478	Great Knox Farm Hempstead Road Hempstead ME7 3QL Hempstead and Wigmore (2020)	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0
0.13 ha MC191145	Small Site Full Conversion to Houses		2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	Mr & Mrs Beck
SMC2484	303 Beacon Road Chatham ME5 7BU Luton and Wayfield (2020)	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
0.026 ha MC200042	Small Site Reserved Matters Houses		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	KCR Design
SMC2491	18 High Street Brompton ME7 5AQ River (2020)	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0
0.03 ha MC190112	Small Site Full Conversion to Flats		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	Rockingham Design Partnership
SMC2493	2 Avery Way Allhallows ME3 9PU Peninsula (2020)	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0
0.022 ha MC191801	Small Site Full Houses		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	Mr Austin
SMC2494	61 High Street Chatham ME4 4EE River (2020)	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0
0.008 ha MC190616	Small Site Full Flats (Purpose built)		4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	Cadscapes Ltd

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2496	122 High Street CHATHAM ME4 4BY River (2020)	Permission Small Site Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Mr Celal Kuccuk
0.014 ha MC203268	Full		4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	
SMC2497	120 High Street CHATHAM ME4 4BY River (2020)	Permission Small Site Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Mr Celal Kuccuk
0.014 ha MC203287	Full		4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	
SMC2498	376 High Street ROCHESTER ME1 1DJ River (2020)	Permission Small Site Conversion to Flats	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Kent Design Partnership
0.022 ha MC192799	Full		0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	
SMC2500	54 Delce Road ROCHESTER ME1 2DQ Rochester East (2020)	Permission Small Site Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr N Hatton
0.009 ha MC183649	Full		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2502	What The Dickens 1 Ross Street Rochester ME1 2DF Rochester East (2020)	Permission Small Site Conversion to Flats	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	Mr G Davey
0.05 ha MC191199	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	
SMC2503	64 Copperfield Road Rochester ME1 2JE Rochester East (2020)	Permission Small Site Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	bMAC STUDIO Architecture
0.02 ha MC191653	Full		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	
SMC2504	45 May Road Rochester ME1 2HY Rochester East (2020)	Permission Small Site Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	DB Architecture
0.015 ha MC192199	Full		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2505	1 Anne Figg Court Weatherly Close Rochester ME1 1AG Rochester East (2020)	Small Site Conversion to Flats	Permission	0	1	1	2	0	0	0	0	1	1	2	1	0	0	0	0	1	0	Housing 21
	0.004 ha MC191886	Full		0	1	1	2	0	0	0	0	1	1	2	1	0	0	0	0	1	0	
SMC2507	142 Snodhurst Avenue Chatham ME5 0TB Rochester South and Horsted (2021)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	1	0	Mr Patrick Jordan Wyndham Jordan Architects
	0.19 ha MC202330	Full		1	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	1	0	
SMC2509	74 Leander Road ROCHESTER ME1 2UQ Rochester South and Horsted (2020)	Small Site Conversion to Flats	Permission	0	0	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	Rayner Davies Architects
	0.01 ha MC192286	Full		0	0	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	
SMC2510	3 Maidstone Road Rainham ME8 0DH Rainham Central (2020)	Small Site Conversion to Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	1	0	Dr V Patel
	0.047 ha MC191905	Full		1	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	1	0	
SMC2511	23 Salisbury Avenue Rainham ME8 0BH Rainham Central (2020)	Small Site Houses	Permission	0	2	0	2	0	1	0	1	0	1	0	1	0	0	0	0	1	0	Mr & Mrs Clark
	0.09 ha MC192076	Full		0	2	0	2	0	1	0	1	0	1	0	1	0	0	0	0	1	0	
SMC2512	1-7 Canal Road Strood ME2 4DR Strood North (2014)	Small Site Flats (Purpose built)	Permission	12	0	0	12	8	0	0	8	4	0	0	4	0	0	4	0	4	0	Mr Brar
	0.06 ha MC172044	Outline		12	0	0	12	8	0	0	8	4	0	0	4	0	0	4	0	4	0	
SMC2513	76 Ivy Street Rainham ME8 8BH Rainham North (2020)	Small Site Houses	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	1	0	Mr M Staunch
	0.02 ha MC153721	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	1	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2515	Delta House 2 Love Lane Rochester ME1 1TN Rochester West (2020)	Small Site Conversion to Flats	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Alexander Harris
0.01 ha MC190416	Full			0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2517	143 High Street ROCHESTER ME1 1EL Rochester West (2020)	Small Site Conversion to Flats	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	Synergy
0.012 ha MC191396	Full			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	
SMC2519	1 Darnley Close Strood ME2 2UR Strood South (2020)	Small Site Conversion to Houses	Permission	2	0	0	2	1	0	0	0	1	1	0	0	1	0	1	0	0	0	0	MR M Ajakaiye
0.03 ha MC192685	Full			2	0	0	2	1	0	0	0	1	1	0	0	1	0	1	0	0	0	0	
SMC2521	58-60 Parkwood Green Shopping Centre Parkwood ME8 9PP Rainham South (2020)	Small Site Conversion to Houses	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	Mr R Harpum
0.024 ha MC192857	Full			0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	
SMC2524	44 Woodlands Road Gillingham ME7 2BQ Twydall (2020)	Small Site Conversion to Houses	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	Mumtaz
0.13 ha MC191146	Full			0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	
SMC2527	The Cricketers Sturdee Avenue GILLINGHAM ME7 2JR Watling (2020)	Small Site Full	Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	0	0
0.09 ha Mr Ross Brereton	MC191506	Houses		0	2	0	2	0	0	0	0	0	2	0	0	2	2	0	0	0	0	0	
SMC2529	42 Chattenden Lane Chattenden ME3 8NL Strood Rural (2020)	Small Site Houses	Permission	4	0	0	4	1	0	0	1	3	0	0	3	0	0	0	3	0	0	0	Mr Olu Alabi
0.0847 ha MC191002	Outline			4	0	0	4	1	0	0	1	3	0	0	3	0	0	0	3	0	0	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2536	13 Livingstone Circus GILLINGHAM ME7 4HA Watling	Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	Turret Lane Ltd
0.012 ha MC191811	(2020) Full	Small Site Conversion to Flats	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	
SMC2539	80 & 82 Nelson Road Gillingham ME7 4LJ Gillingham South	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Greg Hewett
0.1132 ha MC200515	(2021) Full	Small Site Flats (Purpose built)	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
SMC2540	Doctors Surgery 12 Balmoral Road Gillingham ME7 4PG Gillingham South	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Awosika
0.024 ha MC192754	(2012) Full	Small Site Conversion to Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2543	277a Gillingham Road GILLINGHAM ME7 4QX Gillingham South	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	3	0	Mr Sivathasan
0.019 ha MC193191	(2020) Full	Small Site Flats (Purpose built)	3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	3	0	
SMC2545	30 Milton Avenue Cliffe Woods ME3 8TP Strood Rural	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0
0.016 ha MC193006	(2020) Full	Small Site Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	1	0	0	0	0	1	
DAC Architects																						
SMC2547	171 High Street ROCHESTER ME1 1EH Rochester West	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Synergy
0.083 ha MC193064	(2020) Full	Small Site Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2548	311A High Street Chatham ME4 4BN River	Permission	0	3	0	3	0	1	0	1	0	2	0	2	2	0	0	0	0	2	0	Insight Architects
0.007 ha MC193058	(2020) Full	Small Site Conversion to Flats	0	3	0	3	0	1	0	1	0	2	0	2	2	0	0	0	0	2	0	

Previously developed landTable 4, Section 4: Residential land availability for small sitesPage 34 of 44



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2549	9 Railway Street CHATHAM																					
	ME4 4HU	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0	
0.01 ha	(2020)	Small Site																				
MC192808	Full	Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0	Rayner Davies Architects
SMC2550	11 London Road Strood																					
	ME2 3JA	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	
0.016 ha	(2020)	Small Site																				
MC193292	Full	Conv. to Mult. Occ.	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Synergy
SMC2552	85 Wayfield Road Chatham																					
	ME5 0EP	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0	
0.1 ha	(2020)	Small Site																				
MC193092	Full	Houses	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	4	0	Mr Ty Ripley
SMC2554	77 Main Road Hoo																					
	ME3 9AA	Permission	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	
0.078 ha	(2020)	Small Site																				
MC192824	Full	Houses	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	Mr P Ellis
SMC2559	102 High Street CHATHAM																					
	ME4 4AA	Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
0.02 ha	(2020)	Small Site																				
MC192762	Full	Conversion to Flats	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	WD Evans Building Services
SMC2560	17 High Street Brompton																					
	ME7 5AA	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
0.016 ha	(2020)	Small Site																				
MC193041	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	South East Architectural Services Ltd
SMC2564	52 Delce Road ROCHESTER																					
	ME1 2DR	Permissions	0	1	1	2	0	0	0	0	0	1	1	2	1	0	0	0	0	1	0	
0.01 ha	(2020)	Small Site																				
MC200063	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr N Hatton
MC202399	Full	Conversion to Flats	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr J Lall
Previously developed land			Table 4, Section 4: Residential land availability for small sites																			Page 35 of 44



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5				
SMC2568	156 Nelson Road Gillingham																						
	ME7 4LU	Permission	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	
0.04 ha	Gillingham South																						
MC200653	(2021)	Small Site																					
	Full	Conv. to Mult. Occ.	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	Mr Gerry Peters	
SMC2569	291- 293 Gillingham Road Gillingham																						
	ME7 4QU	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	0	3	0	
0.0295 ha	Gillingham South																						
MC200118	(2020)	Small Site																					
	Full	Flats (Purpose built)	3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	0	3	0	Mr Jerry and Dan Overbury
SMC2570	105 Station Road Rainham																						
	ME8 7SE	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	0	
0.005 ha	Rainham North																						
MC200147	(2020)	Small Site																					
	Full		0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Mr Dean Simmons	
SMC2571	97-101 High Street GILLINGHAM																						
	ME7 1BL	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	0	2	0	
0.04 ha	Gillingham South																						
MC191320	(2020)	Small Site																					
	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	0	2	0	Mr Nowsad Gani
SMC2572	44 Sturla Road Chatham																						
	ME4 5PA	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	
0.01 ha	Chatham Central																						
MC201404	(2021)	Small Site																					
	Full	Conversion to Flats	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	Mr Tony Smith
SMC2576	Land Rear of 50 and 52 Rochester Road Halling																						
	ME2 1AH	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	3	0	
0.34 ha	Cuxton and Halling																						
MC192194	(2021)	Small Site																					
	Full	Houses	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	3	0	Mr J Martin MKA Architects Ltd
SMC2584	The Terrace Car Park The Terrace Rochester																						
	ME1 1XN	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	3	0	
0.039 ha	Rochester West																						
MC200845	(2021)	Small Site																					
	Full	Houses	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	0	3	0	Patrick Barrett

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2585	4 Love Lane Rochester																					
	ME1 1TN	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.02 ha	Rochester West	Small Site																				
MC202186	(2021)	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Ms C Rodriguez DAC Architects
	Full																					
SMC2587	260 - 262 Darnley Road Strood																					
	ME2 2UP	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
0.04 ha	Strood South	Small Site																				
MC201760	(2021)	Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr Steve Constantine
	Full																					
SMC2589	17 St Albans Road Strood																					
	ME2 2RT	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.025 ha	Strood South	Small Site																				
MC202365	(2021)	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Jason Drew LT Drawing Services Ltd
	Full																					
SMC2591	42 New Road CHATHAM																					
	ME4 4QR	Permissions	1	1	0	2	0	0	0	0	1	1	0	2	1	0	1	0	0	2	0	
0.03 ha	Chatham Central	Small Site																				
MC202542	(2021)	Conv. to Mult. Occ.	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr J Bolton
MC203318	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mrs B Hardinge
	Full																					
SMC2592	Gouge Farm Stonehorse Lane Strood																					
	ME3 8DA	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.01 ha	Strood Rural	Small Site																				
MC200326	(2021)	Mainly Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Harry Kenton BTF Partnership
	Full																					
SMC2593	68 Rolvenden Road Wainscott																					
	ME2 4PG	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.026 ha	Strood Rural	Small Site																				
MC200691	(2021)	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Peter Edwards
	Full																					
SMC2595	1st floor 98-100 High Street GILLINGHAM																					
	ME7 1AX	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	
0.02 ha	Gillingham North	Small Site																				
MC200021	(2021)	Conv. to Mult. Occ.	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Michael Corbet
	Full																					
Previously developed land			Table 4, Section 4: Residential land availability for small sites																			Page 37 of 44



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2596	Land Between North Bank and Conway/Haylands To South West of Sunnyside Station Road Cliffe																					
	ME3 7RN	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
	Strood Rural (2021)	Small Site Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Ms Joy Weavers
0.17 ha MC200841	Full																					
SMC2600	34 Arden Street Gillingham																					
	ME7 1HR	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
	Gillingham North (2021)	Small Site Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr and Mrs Alan and Elaine Law
0.01 ha MC202630	Full																					
SMC2601	Spaul House 89 Grange Road Gillingham																					
	ME7 2QS	Permission	0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	
	Gillingham North (2021)	Small Site	0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	Mrs Rhoda Kimmel
0.02 ha MC202159	Full																					
SMC2602	5 Portland Road Gillingham																					
	ME7 2NP	Permission	0	0	0	0	1	0	0	1	-1	0	0	-1	0	-1	0	0	0	-1	0	
	Gillingham North (2021)	Small Site	0	0	0	0	1	0	0	1	-1	0	0	-1	0	-1	0	0	0	-1	0	Mrs Kehinde Adenola
0.01 ha MC202313	Full																					
SMC2604	Boyces Bakery 62 High Street GILLINGHAM																					
	ME7 1AY	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	
	Gillingham North (2021)	Small Site Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Mr Boyce
0.01 ha MC202316	Full																					
SMC2607	60 Cranmere Court Strood																					
	ME2 4UN	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
	Strood North (2021)	Small Site Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Buki Sobanjo
0.047 ha MC200430	Full																					

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2611	2 Borough Road Gillingham ME7 4LS Gillingham South (2021)	Small Site Houses																				
0.02 ha MC200229	Full		2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Paul Fowler
SMC2613	25 Watts Avenue Rochester ME1 1RX Rochester West (2021)	Small Site Flats (Purpose built)																				
0.05 ha MC201819	Full		3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	Mr Tim Handel
SMC2614	133 Canterbury Street GILLINGHAM ME7 5TT Gillingham South (2021)	Small Site Conversion to Flats																				
0.009 ha MC201562	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr Dhamu
SMC2617	33 Canterbury Street GILLINGHAM ME7 5TR Gillingham South (2021)	Small Site Conversion to Houses																				
0.01 ha MC202029	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr J Hawkrigde
SMC2618	10 Franklin Road GILLINGHAM ME7 4DF Gillingham South (2021)	Small Site Conversion to Flats																				
0.01 ha MC202973	Full		2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Mr D Konuralp
SMC2621	84 Birch Grove Hempstead ME7 3RE Hempstead and Wigmore (2021)	Small Site Houses																				
0.007 ha MC201437	Full		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr James McHenry
SMC2622	192 Wayfield Road Chatham ME5 0HG Luton and Wayfield (2021)	Small Site Houses																				
0.06 ha MC200211	Full		2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr Kevin Trace
Previously developed land			2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Page 39 of 44

Table 4, Section 4: Residential land availability for small sites



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2624	2a Luton Road Luton	Permission																				
0.01 ha	ME4 5AA		2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
MC201638	Luton and Wayfield (2021)	Small Site Flats (Purpose built)	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Husain Saleh
SMC2631	3-5 The Court Yard Holding Street Rainham	Permission																				
0.01 ha	ME8 7HE		0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
MC200825	Rainham North (2021)	Small Site Conversion to Houses	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr S Langton
SMC2633	255 High Street Rainham	Permission																				
0.01 ha	Rainham South (2021)		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
MC200567	Full	Small Site Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr R Smith
SMC2634	377 Maidstone Road Rainham	Permission																				
0.0217 ha	ME8 OHX		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
MC201016	Rainham South (2021)	Small Site Conversion to Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr and Mrs Bannister
SMC2636	90 Featherby Road Twydall	Permission																				
0.01 ha	ME8 6AW		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
MC200494	Twydall (2021)	Small Site Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Martyn Jackson
SMC2638	Land to the rear of 15 Coulman Street Gillingham	Permission																				
0.016 ha	ME7 4HT		1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
MC200269	Watling (2021)	Small Site Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr S Sharma

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2640	157 Barnsole Road GILLINGHAM ME7 4JH Watling (2021)	Small Site Conversion to Flats	Permission	0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr and Mrs Morgan
0.04 ha MC201922	Full			0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2644	10-12 Victoria Street ROCHESTER ME1 1XH Rochester West (2021)	Small Site Conversion to Flats	Permission	0	0	2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr Peter Thomas
0.013 ha MC200704	Full			0	0	2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
SMC2645	97 Bryant Road Strood ME2 3ES Strood North (2021)	Small Site Flats (Purpose built)	Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr & Mrs D Saunders
0.011 ha MC202359	Full			1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2646	172 High Street ROCHESTER ME1 1EX Rochester West (2021)	Small Site Conversion to Flats	Permission	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Miss R Slack
0.01 ha MC200306	Full			0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2648	13 Church Street CHATHAM ME4 4BS River (2021)	Small Site Conversion to Flats	Permission	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr D Konuralp
0.02 ha MC200444	Full			0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2649	19 Railway Street CHATHAM ME4 4HU River (2021)	Small Site Conv. to Mult. Occ.	Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Peter Smith
0.01 ha MC203226	Full			1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address Ward (First year*)	Dwelling type		Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
				N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2650	307a High Street Chatham ME4 4BN River	Permission		2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr D Ebbans
0.016 ha MC200534	(2021) Full	Small Site Conversion to Flats		2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
SMC2651	63 High Street CHATHAM ME4 4EE River	Permission		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr B McGovern
0.0103 ha MC200716	(2021) Full	Small Site Conversion to Flats		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2652	36 New Road Chatham ME4 4QR Chatham Central	Permission		3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	0	3	0	0
0.02 ha MC202585 3	(2021) Full 0	Small Site Conversion to Flats Graham Gatley	3	0	0	0	3	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	
SMC2655	304-306 St Margarets Banks Rochester ME1 1HS River	Permission		0	1	1	2	0	0	0	0	0	1	1	2	1	0	0	0	0	1	0	Mr M and J Light and Wicken
0.014 ha MC200058	(2021) Full	Small Site Conversion to Houses		0	1	1	2	0	0	0	0	0	1	1	2	1	0	0	0	0	1	0	
SMC2657	321 High Street Rochester ME1 1BU River	Permission		0	0	4	4	0	0	1	1	0	0	3	3	0	0	0	0	0	0	0	Matthew French
0.01 ha MC200607	(2021) Full	Small Site Conversion to Flats		0	0	4	4	0	0	1	1	0	0	3	3	0	0	0	0	0	0	0	
SMC2659	Beechwood 72 Dargets Road Walderslade ME5 8BL Walderslade	Permission		0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	MR R Fenwick
0.2 ha MC202016	(2021) Full	Small Site		0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	
SMC2660	50 Delce Road Rochester ME1 2DQ Rochester East	Permission		0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	Mr D Overbury
0.01 ha MC202525	(2021) Full	Small Site Conversion to Flats		0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Medway Monitoring Report 2021 – Volume 2 Tables

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2661	14 Duncan Road GILLINGHAM																					
	ME7 4LE	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	
0.01 ha	Gillingham South	Small Site																				
MC203059	(2021)	Full	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Mr J Doklu
SMC2667	Land at the Corner of Ingram Road and Railway Street Gillingham																					
	ME7 1YG	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.028 ha	Gillingham North	Small Site																				
MC202920	(2021)	Full	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr D Konuralp
	Flats (Purpose built)																					
SMC2670	Garage Block Doddington Road Gillingham																					
	ME8 6SR	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	
0.13 ha	Twydall	Small Site																				
MC202885	(2021)	Full	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Rodger Dudding
	Houses																					
SMC2672	36 Clandon Road Lordswood																					
	ME5 8YB	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.03 ha	Lordswood and Capstone	Small Site																				
MC202841	(2021)	Full	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Wesley Basham
	Houses																					
SMC2675	178 High Street CHATHAM																					
	ME4 4AS	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.03 ha	River	Small Site																				
MC210164	(2021)	Full	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr T Has
	Flats (Purpose built)																					
SMC2677	54 High Street GILLINGHAM																					
	ME7 1BA	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	
0.01 ha	Gillingham North	Small Site																				
MC210304	(2012)	Full	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Mr Jeff Matthews
	Conversion to Flats																					
SMC2678	122 Canterbury Street GILLINGHAM																					
	ME7 5UH	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.02 ha	Gillingham South	Small Site																				
MC203315	(2021)	Full	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Dr Jayasuriya Mahinda
	Conversion to Flats																					

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5			
SMC2679	3 Malta Avenue Chatham	Permission																				
0.057 ha	ME5 0JU		2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
MC202550	Luton and Wayfield (2021)	Small Site Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Richard Green
SMC2680	5 Castle Road Luton	Permission																				
0.024 ha	ME4 5HG		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
MC203227	Luton and Wayfield (2021)	Small Site Flats (Purpose built)	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Richard Dawodu
SMC2683	31-35 Balmoral Road GILLINGHAM	Permission																				
0.04 ha	ME7 4QB		1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
MC203029	Gillingham South (2021)	Small Site Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr P Sparks
Previously developed land total:															62	48	105	27	2	244	5	
Summary Permissions			277	115	125	516	40	12	17	69	237	103	108	447	93	69	137	30	4	333	7	

* 'First year' is the year the site first received planning permission.

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes:

1. The permissions figures shown in the summary box include all resolutions to grant permissions subject either to a S.106 Agreement which is not yet signed or to referral to the S.o.S.
2. Small sites are not phased beyond 10 years.

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Section 5: Housing planning consents excluded at 31 March 2021

P/P No.	Location	Applicant	Dwellings not built	Original dwellings on site	Total dwellings granted consent
Previously developed land					
MC474 MC174128 **	78,80-86 John Street ROCHESTER ME1 1YW	Singh & Asonic UK Ltd	4	0	16
<i>Reason for exclusion: Further development unlikely</i>					
SMC1839 MC120728 ^	225a High Street CHATHAM ME4 4BQ	Sodan Holdings Ltd	1	1	2
<i>Reason for exclusion: Expired in 2016 but site still live under a new application MC180637</i>					
Sub-total for Previously developed land (see note 3)			5	1	18
TOTAL (see note 3)			5	1	18

^ Implementation unlikely

** Further development unlikely

Notes:

1. Superseded consents are not shown for housing exclusions as house building tends to have a number of changes of layout which involves new consents but no overall losses of dwellings to be built. The revised planning consent will be shown in Sections 3 or 4 of table 4.
2. Some consents are implemented but are then left unworked for a number of years. Those where it is felt that the full housing numbers will not be built are included above. The original total with consent is shown for clarification.
3. Housing figures work on the status of the site. Until the site is completed some consents will recur in this report. The totals shown above are therefore not an annual total of exclusions but the total for current housing sites.

Table 4, Section 5: Housing planning consents excluded

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Section 6: Housing planning consents expired without development at 31 March 2021

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Dwellings not built</i>	<i>Original dwellings on site</i>	<i>Total dwellings granted consent</i>
Previously developed land					
MC110 MC161443	82 Jeffery Street GILLINGHAM ME7 1DB	Legstone Builders	12	0	12
MC150 MC182883	Century Buildings Victoria Street ROCHESTER ME1 1RF	Mr R Tucker	3	0	3
MC362 MC141772	393 High Street CHATHAM ME4 4PG	Fornidon Ltd	24	0	24
MC451 MC174318	2 & 4 Laburnum Road Strood ROCHESTER ME2 2LA	Dudrich Developments Ltd	6	0	6
MC489 MC173705	41 Barnsole Road GILLINGHAM ME7 4DT	Mr Sussex	5	0	5
SMC2336 MC174437	Fronting Higham Road Wainscott ROCHESTER ME3 8AH	Mrs Kimber	1	0	1
Sub-total for Previously developed land (see note 2)			51	0	51
TOTAL (see note 2)			51	0	51

* Outline permission

Notes:

1. Only consents with dwellings in the category for this table are shown.
2. Housing figures work on the status of the site. Until the site is completed some consents will recur in this report. The totals shown above are therefore not an annual total of expirations but the total for current housing sites.

Table 4, Section 6: Housing planning consents expired without development

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Section 7: Residential land availability summary at 31st March 2021

	Gains				Losses				Net				P h a s i n g					0 - 5	5-10	10-15
	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	years	years	years
Large sites																				
Permissions	5872	1846	3355	11073	64	24	16	104	5808	1822	3339	10969	1282	1596	1051	1289	925	6143	1387	0
Small sites																				
Permissions	277	115	125	516	40	12	17	69	237	103	108	447	93	69	137	30	4	333	7	**
Totals																				
TOTAL	6149	1961	3480	11589	104	36	33	173	6045	1925	3447	11416	1375	1665	1188	1319	929	6476	1394	0

** Small sites are not phased beyond 10 years.

Notes:

1. The permissions figures include all resolutions to grant permissions subject either to a S.106 Agreement which is not yet signed or to referral to the S.o.S.
2. Allocations are net.

Table 4, Section 7: Residential land availability summary.



Section 8: Residential Pipeline Sites

This list of pipeline sites is sourced and updated from the Strategic Land Availability Assessment published in December 2019:

https://www.medway.gov.uk/info/200149/planning_policy/519/future_medway_local_plan/5

Site Ref	Address	Site source	Years 1-5	Years 6-10	Years 11-15	2036/37+	Total
0050a	Chattenden Barracks	SLAA	251	247	0	0	498
0090	Strood Riverside, Canal Road	Local Plan	75	321	0	0	396
0100	320 - 344 High Street inc. 42 New Road, Rochester	Local Plan	111	0	0	0	111
0102	Grays Garage	Local Plan	97	0	0	0	97
0137	Civic Centre and Janes Creek	SLAA	165	245	40	0	450
0177	56A Pump Lane, Rainham	SLAA	0	7	0	0	7
0182	274-276 Station Road Rainham	SLAA	0	7	0	0	7
0213	352-356 Luton Road, Luton	Local Plan	0	22	0	0	22
0243	Chatham-Comparison Retailing	SLAA	0	0	59	0	59
0603	Strood Service Station, 3 London Road, Strood	SLAA	47	0	0	0	47
0687	National Grid Property, Pier Road, Gillingham	SLAA	0	159	0	0	159
0714	Land to east of Chattenden Lane	SLAA	180	359	151	0	690
0735	Upnor Wharf	SLAA	5	0	0	0	5
0753	Land west of Hoo	SLAA	180	380	38	0	598



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Site Ref	Address	Site source	Years 1-5	Years 6-10	Years 11-15	2036/37+	Total
0757	Between Cross Street & The Brook, Chatham	Local Plan	179	0	0	0	179
0760	Site bound by Cross Street, Upbury Way, High Street and Slicketts Hill	SLAA	0	300	120	0	420
0781	218 Main Road, Hoo	SLAA	16	0	0	0	16
0797	Holy Name Church, Lower Rainham Road	SLAA	9	0	0	0	9
0818	J7, Chatham Maritime	SLAA	0	55	45	0	100
0820a	Interface Land (northern parcel), Chatham Maritime	SLAA	130	270	0	0	400
0820b	Interface Land (southern parcel), Chatham Maritime	SLAA	150	50	0	0	200
0824	Chatham Docks, Chatham	SLAA	0	750	2250	625	3,625
0834	Halfords, The Brook, Chatham	SLAA	0	0	119	0	119
0843	Tesco Site, Cuxton Road access point and Commercial Road works site	SLAA	0	25	44	0	69
0866	Crown House, The Brook, Chatham	SLAA	0	0	32	0	32
0880	R/O 73,75-77 High Street, Rochester	Local Plan	9	0	0	0	9
1039	Tyre Centre Site	SLAA	10	0	0	0	10
1047	Land east of Seymour Road, Rainham	SLAA	5	0	0	0	5
1052	101 Beacon Road, Chatham	SLAA	0	13	0	0	13
1056	6-11 New Road Avenue, Chatham	SLAA	0	70	0	0	70
1057	North side, Priory Road	SLAA	0	19	0	0	19



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Site Ref	Address	Site source	Years 1-5	Years 6-10	Years 11-15	2036/37+	Total
1065a	South of Main Road, Hoo	SLAA	0	475	600	775	1,850
1066	South Ratcliffe Highway, west Vidgeon Avenue, Hoo	SLAA	0	100	201	0	301
1072	R/O 250 Main Road, Hoo	SLAA	5	0	0	0	5
1084	West of Ropers Lane, Hoo	SLAA	0	158	395	1079	1,632
1088	Manor Farm, Parsonage Lane	SLAA	150	0	0	0	150
1092	3 Broad Street Cottages, Main Road, Hoo	SLAA	12	0	0	0	12
1105	Manor Farm, Marsh Road, Halling	SLAA	20	17	0	0	37
1106	Miles Place, Delce Road, Rochester	SLAA	11	0	0	0	11
1109	Steelfields, Danes Hill, Gillingham	SLAA	0	0	72	0	72
1112	Samuels Towers, Longhill Avenue	SLAA	0	0	45	0	45
1113	Land North of Christmas Lane, High Halstow	SLAA	175	375	210	0	760
1115	Commercial Road Public Car Park	SLAA	0	0	21	0	21
1121	Deangate Ridge	SLAA	0	438	212	0	650
1133	247-253 High Street, Chatham	Application	8	0	0	0	8
1141	325 High Street, Rochester	Application	6	0	0	0	6
1147	18-20 Batchelor Street, Chatham	Application	5	0	0	0	5
1175	North of Ratcliffe Highway	SLAA	0	0	0	0	0



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Site Ref	Address	Site source	Years 1-5	Years 6-10	Years 11-15	2036/37+	Total
1178	Parcel 2 North of Stoke Road	SLAA	88	0	0	0	88
1179	Parcel 3 South of Stoke Road	SLAA	100	0	0	0	100
1181	Former Gillingham Fire Station	SLAA	0	64	0	0	64
1188	Pier Approach Road Depot	SLAA	65	111	0	0	176
1190	Acorn Wharf Shipyard	SLAA	0	0	106	0	106
1204, 1305	3-39 High Street	SLAA	0	52	0	0	52
1209	Deangate Cottage, Dux Court Rd	SLAA	0	0	0	0	0
1214	Site 2 Land to South of Baytree Farm	SLAA	48	0	0	0	48
1216	Site 4 Land to north of Binney Farm	SLAA	53	0	0	0	53
1220	Site 1 Land North of the Ratcliffe Highway	SLAA	0	118	0	0	118
1252	Land north of Christmas Lane, High Halstow	SLAA	59	0	0	0	59
1267	North of Ratcliffe Highway	SLAA	25	0	0	0	25
1278	Land East of Pier Approach Rd, Gillingham	SLAA	0	24	0	0	24
1296	Land West of Allhallows	SLAA	0	325	64	0	389
1297	Land bound by Commercial Rd, Knight Rd, Priory Rd and Smith St	SLAA	0	195	249	0	444
1299	East of Ropers Lane, Hoo	SLAA	0	100	660	637	1,397
1301	Temple Street Public Car Park, 151-175 High St, 1A-1 Cuxton Road	SLAA	0	28	0	0	28



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Site Ref	Address	Site source	Years 1-5	Years 6-10	Years 11-15	2036/37+	Total
1302	Rear of Angel Cottages, Station Road, Rainham	SLAA	27	0	0	0	27
1306	Dagenham Motors, Pier Road, Gillingham	SLAA	0	190	65	0	255
1307	Potential Expansion Area 2	SLAA	0	114	190	0	304
1308	B&M Bargains, Medway Street, Chatham	SLAA	0	0	197	0	197
1310	Car Park, Waterfront Way, Chatham	SLAA	0	60	45	0	105
1311	199 to 233 High Street, Chatham	SLAA	0	0	119	0	119
1312	Pumping Station, The Brook, Chatham	SLAA	0	0	15	0	15
1313	279 to 313a High Street, Chatham	SLAA	0	50	0	0	50
1314	Car park to rear of Centre Theatre, Chatham	SLAA	0	0	38	0	38
1315	Multi-storey car park, Rhode Street, Chatham	SLAA	0	14	0	0	14
1316	Riley's Snooker Hall, Green Street, Gillingham	SLAA	0	30	0	0	30
1317	Railway arches (3) and adjacent land	SLAA	0	12	0	0	12
1319	Kingswear Gardens	SLAA	0	0	45	0	45
1320	McDonalds, Car Sales Garage and rear of High Street properties	SLAA	0	0	44	0	44
1321	2 Station Road	SLAA	0	5	0	0	5
1322	Cuxton Road Auto Centre	Masterplan	0	20	0	0	20
9999	South of Stoke Road 2		0	200	0	0	200
TOTAL			2476	6574	6491	3116	18657



5) Policy Monitoring Table



Refused applications received in the year ending 31st March 2021

60% of all planning refusals in 2020/21 were residential applications failing mainly due to Development Policy, Design and layout and Amenity and Environment.

Application Type	Number of refused applications	Percentage of refusals	Main category for refusal
B1-B8 (Industrial)	2	1.7%	Development Policy, Design and layout, Amenity and Environment.
Residential	70	60.3%	Development policy, Design and layout and Amenity and Environment.
Mixed Use	6	5.2%	Transport infrastructure, Design and Layout, Amenity and Environment
Commercial Leisure & Other Commercial	14	12.1%	Development Policy and Amenity and Environment
A1 (retail)	24	20.7%	Development Policy and Design and Layout
Total	116	100%	

Table: Refused applications 2016/17 - 2020/21

2016/17	2017/18	2018/19	2019/20	2020/21
63	84	96	101	116

Over the last five years the number of refusals have increased year on year.



Table 5: Policy monitoring

Period: 1 April 2020 to 31 March 2021

Section 1: Applications refused during the year to 31 March 2021

Application No.	Address	Housing ref (if residential)	Description
Town centre			
Greenfield land			
MC201257	Adj 425 High Street CHATHAM	MC552	Construction of a 4 storey mixed use building comprising 4 office (b1a) units and 12x1 bdr flats
MC203102	425 High Street CHATHAM	MC552	Construction of 9x1 bdr flats
Previously developed land			
MC200433	19 Railway Street CHATHAM	SMC2649	Change of use from B1 to C4 6 bedroom HMO
MC200599	181 High Street CHATHAM		Retrospective application for COU from opticians A1 to nail and beauty salon SG
MC200870	75 High Street CHATHAM	SMC2022	Change of use of part ground floor level from solicitors office A2 to a 1x 1 bedroom flat
MC201340	77 High Street CHATHAM	SMC2647	Change of Use from offices (B1(A) to dwelling 4x1 bedroom flats
MC201856	77 High Street CHATHAM	SMC2647	Change of use of the first floor from offices to Class B1(A) to residential C3 4x1 bedroom flats
MC202748	346A High Street CHATHAM	MC519	Prior Approval for 10 new dwellinghouse on detached block of flats
MC202886	107 Station Road Rainham GILLINGHAM	MC590	COU of existing building to provide 5 x 1 bed and 1 x 2 bed residential units together with 1st floor extension.
MC202993	52, 54, 54A High Street GILLINGHAM	MC523	Prior Approval for construction of two additional storeys to provide 6 Flats
Non town centre			
Greenfield land			
MC181871	Land at Port Victoria Road Grain ROCHESTER	MC584	Outline application for construction of 6 houses and 14 parking spaces. No bedroom data.

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2021 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC183245	Four Elms Hill Chattenden ROCHESTER	MC609	Residential Development for up to 21 Houses
MC190171 **	Land East of Mierscourt Road Rainham GILLINGHAM	MC517	Outline planning application with some matters reserved (appearance, layout, scale and landscaping) for 50 dwellings with new access (resubmission of MC182047)
MC190188 **	Orchard Kennels Meresborough Road Rainham GILLINGHAM	MC561	Outline planning application with some matters reserved (appearance and scale) for the development of up to 130 dwellings with associated parking and open space.
MC190336	Gibraltar farm Ham Lane Hempstead GILLINGHAM	MC428	Outline Application for the erection of up to 450 dwellings, nursery and supporting retail space 85sqm
MC190765	Land at East Hill CHATHAM	MC607	Outline application for construction of up to 800 homes, primary school, retail space of up to 150sq.m and GP surgery.
MC191340 **	Kia-ora Station Road Cliffe ROCHESTER	MC562	Construct 4 pairs of semi detached dwellings.
MC191455 **	Merryboys Road Cliffe Woods ROCHESTER	MC563	6 self build dwellings.
MC191566	Land off Pump Lane Rainham GILLINGHAM	MC588	Outline application for 1250 dwellings, a local centre, a village green, a 2FE primary school, 60 bed extra care facility and an 80 bed care home.
MC191683 **	Newlands Farm Road St Mary Hoo ROCHESTER	SMC2420	Change of use of land to residential comprising conversion and extension of stable building to accommodate a 4 bed bungalow.
MC191996 **	16 Pips View Main Road Cooling ROCHESTER	SMC2490	Change of use of land to residential and construct 1 pair of semi-detached dwellings (resubmission of MC190422)
MC192357 **	34-36 City Way ROCHESTER	SMC2412	Construct a terrace of 3 dwellings.
MC192593 **	Merryboys Farm Cooling Common Cliffe Woods ROCHESTER	SMC2534	Construct 4 self build dwellings.
MC192836	View Road Cliffe Woods ROCHESTER	MC460	Reserved Matters of app MC163742
MC193078 **	3 Balls Cottages Main Road Chattenden ROCHESTER		1x1 bedroom eco Holiday Home
MC200216	90 Cecil Road ROCHESTER	SMC2582	Construction of a detached 4 bedroom 3 Storey dwelling on land that was formerly a beer Garden

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2021 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC200312	2 Temple Gardens Strood ROCHESTER	SMC2483	Construction of a detached 1 bedroom Bungalow
MC200563	481 Capstone Road Lordwood CHATHAM	SMC2578	Construction of a 3 bedroom Bungalow with associated parking
MC200600	The Grange Town Road Cliffe Woods ROCHESTER	SMC2598	Construction 2x3 bedroom semi detached
MC200680	Land west of Motney Hill Road Rainham GILLINGHAM	SMC2630	Construct 3 x 4 bed detached houses with associated parking.
MC200687	6 Pump Lane Rainham GILLINGHAM	SMC2637	Construct 1 x 4 bed detached house
MC201025	309 Lower Rainham Road Rainham GILLINGHAM	SMC2632	Outline application for construction of 3 x self build dwellings.
MC201112	69 Hawthorn Road Strood ROCHESTER	SMC2565	Construction of a 2 bedroom detached dwelling - Re-submission of MC200245
MC201236	140-142 Frindsbury Road Strood ROCHESTER	SMC2252	Construction 1x2 Bedroom Dwelling
MC201319	143 Berengrave Lane Rainham GILLINGHAM	MC534	Construct 4 x detached chalet dwellings (3 x 4 bed and 1 x 3 bed).
MC201647	The Windmill Ratcliffe Highway Hoo ROCHESTER	SMC2531	Construction of 2x3 Bedroom Detached Bungalows
MC201705	Orchard Kennels Meresborough Road Rainham GILLINGHAM	MC561	Outline with some matters reserved (access, appearance, landscaping and style) for development of up to 66 dwellings.
MC201734	35 Princes Avenue Walderslade CHATHAM	SMC2590	Construction of a single Dwelling
MC201818	Fenn Farm Fenn Street St Mary Hoo ROCHESTER	MC610	Construct 4 x 4 bed houses, 1 x 3 bed house and 2 detached garage blocks (one with 1 x 1 bed flat over)
MC202098	16 Pump Lane Rainham GILLINGHAM	SMC2669	Construct 1 bed detached bungalow.
MC202401	8 St James Close Grain ROCHESTER	SMC2668	Outline planning application for 2 x houses with parking.
MC202891	49 Beacon Road CHATHAM	SMC2662	Construct a pair of semi-detached dwelling houses (1x1 bed and 1x2 bed).
MC202925	31 Gerrard Avenue ROCHESTER	SMC2665	Construction of a 3 bedroom detached dwelling
MC203048	31-53 Northbourne Road Twydall GILLINGHAM	MC611	Construct 8 x 3 bed dwellings with new access road, private amenity space, car parking and landscaping.

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2021 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC203146	8 Salisbury Avenue Rainham GILLINGHAM	SMC2673	Construct 1 x 4 bed detached dwelling with associated parking.
MC210087	Dalham Farm Cooling Road High Halstow ROCHESTER	SMC2626	Construct detached 4 bed house - demolish agricultural barn
MC210103	163 Grange Road GILLINGHAM	SMC2676	Construct detached building for use as restaurant/café (class E) and take away (SG) to ground floor and 1 x 2 bed flat at 1st floor.
Previously developed land			
MC182128 **	38 Watling Street GILLINGHAM	SMC2459	LDC for change of use to 4 flats.
MC183461 **	Coronation Bungalow Cooling Street Cliffe ROCHESTER	SMC2393	Construct 4 dwellings (demolish 2 bungalows)
MC190029	Sundridge Hill Cuxton ROCHESTER	SMC2575	Construction of a 4-bedroom detached bungalow with associated parking (demolition of existing garage)
MC190250	King Charles Hotel Brompton Road Brompton GILLINGHAM	MC578	Redevelop demolished nightclub site to construct a 4 storey block of 31 x 1 bed and 22 x 2 bed flats. Construct rooftop extension to hotel for an additional 25 bedrooms and conference facilities.
MC191017 **	31-35 Balmoral Road GILLINGHAM	SMC2683	COU from solicitors to residential with extensions.
MC191022 **	142 Snodhurst Avenue CHATHAM	SMC2507	Construct a 3 bed house
MC192097	8 Star Hill ROCHESTER		Convert 5 bay car park to office space.
MC192109 **	76 Ivy Street Rainham GILLINGHAM	SMC2513	Construct part single part two storey side/rear extension together with dormer to rear with roof lights to front to facilitate 3 x 1 bed flats.
MC192770 **	6 Westcourt Street Brompton GILLINGHAM	SMC2499	Conversion into 2 flats.
MC192933 **	Edward Street Strood ROCHESTER	SMC2606	Outline Application Construction of 3x1 Bedroom units
MC200019 **	53 Danes Hill GILLINGHAM	SMC2566	Demolish garage and construct 1 x 2 bed dwelling.
MC200028	Hempstead Valley Shopping Centre Hempstead Valley Drive GILLINGHAM		Construct drive-thru restaurant, reconfiguration of car park and closure of multi-storey car park exit ramp.
MC200057	86-90 Burnt Oak Terrace GILLINGHAM	SMC2599	Demolish existing garage to facilitate the construction of a 2 bed dwelling.

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2021 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC200096 **	6 Westcourt Street Brompton GILLINGHAM	SMC2499	Convert house into 2 flats.
MC200161 **	103 & 105 Chatham Hill CHATHAM	SMC2475	Erect a 2 bed house
MC200387 **	21-23 Asquith Road Rainham GILLINGHAM		Construct pitched roof over existing garages and cou of 3 for 2 no storage units - resubmission of MC193032
MC200408	2E Luton Road Luton CHATHAM	SMC2623	COU ground floor from A1 shop to 1 x 2 bed flat.
MC200518	364 City Way ROCHESTER	SMC2583	Construction of a detached four bedroom, dwelling with integral garage - Demolition of existing garage
MC200533	2-4 Canterbury Street GILLINGHAM	MC583	COU from office to resi 12 bedsits.
MC200549	51 Linden Road GILLINGHAM	SMC2643	Retrospective application to convert basement to a 7th bedroom to create a 7 bed HMO (SG).
MC200640	23 Darnley Road Strood ROCHESTER		Change of use from Retail A1 to Restaurant/hot food takeaway A3/A5
MC200703	245 Canterbury Street GILLINGHAM	SMC2541	Part retrospective to convert ground and 1st floors to provide 2 x 1 bed flats.
MC200762	1a Letchworth Avenue CHATHAM	SMC2574	Construct detached dwelling with associated parking - demolish conservatory
MC200835	3 Valley Road GILLINGHAM		COU from residential garages to motor mechanics
MC200872	2E Luton Road Luton CHATHAM	SMC2623	COU of ground floor shop A1 to 1 x 2 bed flat.
MC200875	24 Gun Lane Strood ROCHESTER	MC572	Part Retrospective application for part 4/5 Storey building with retail on the ground and first floor and 4x 2 bedroom
MC201002	110 Frindsbury Road Strood ROCHESTER	SMC2608	Proposed extension to existing first floor maisonette to create 1x1 bedroom flat and 1x1 bedroom maisonette
MC201038	176 Grange Road GILLINGHAM	MC580	Outline application to construct block of 16x1 bed and 4x2 bed apartments.
MC201046	Frindsbury Hill Wainscott ROCHESTER	MC592	Demolition of existing buildings and construction of 4x2 bedroom and 2x1 bedroom flats

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2021 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC201091	6 Pump Lane Rainham GILLINGHAM	SMC2637	Construct 1 bed chalet bungalow (resubmission of MC200687). This one involves the removal of the conservatory.
MC201098	35 Rainham Road GILLINGHAM	SMC2354	Construct a detached 1 bed house with associated cycle and refuse stores.
MC201099	1 Cazeneuve Street ROCHESTER		Lawful Development certificate (proposed) from change of use from A1 to A5
MC201115	24 Pier Road GILLINGHAM	SMC2573	Alter and extend existing detached house to provide a 14 bed student/single shared accommodation unit.
MC201199	4 Everest Lane Strood ROCHESTER	SMC2388	Retrospective Application Conversion of existing Annexe to 1x2 Bedroom Dwelling
MC201237	The Hollies Sharnal Street High Halstow ROCHESTER	MC585	Demolish existing dwelling and outbuildings and erect 30 residential dwellings.
MC201314	89 Grange Road GILLINGHAM	SMC2601	Lawful development certificate (proposed) for the change of use from residential to children's home.
MC201364	105 White Road CHATHAM	SMC2580	Construct 3 bed dwelling with associated parking and vehicle access. Demolish existing garage.
MC201367	5 Portland Road GILLINGHAM	SMC2602	Lawful development certificate (proposed) for change of use from residential to residential institution C2.
MC201405	46 Sturla Road CHATHAM	SMC2581	Lawful development certificate (existing) for formation of flat at ground floor level.
MC201560	142 Windmill Road GILLINGHAM		Retrospective part COU of residential dwelling to home catering and delivery service.
MC201564	85-91 Maidstone Road ROCHESTER	SMC2639	Outline to demolish garage and construct 3 x 2 bed flats.
MC201677	44-46 Sturla Road CHATHAM	SMC2572	Change of use from residential to 2 x 1 bed flats.
MC201679	87 Rock Avenue GILLINGHAM	SMC2615	COU from 6 bed HMO (C4) to 7 bed HMO (SG)
MC201737	176 Grange Road GILLINGHAM	MC580	Outline application to construct block of 19 apartments (12x1 bed and 7x2 bed).
MC201756	176 Grange Road GILLINGHAM	MC580	Construct a block of 24 flats (19x1 bed and 5x2bed).

Table 5: Policy monitoring, Section 1: Applications refused during the year



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Application No.	Address	Housing ref (if residential)	Description
MC201757	176 Grange Road GILLINGHAM	MC580	Outline application to construct block of 22 apartments (13x1 bed and 9x2 bed).
MC202009	19-27 Byron Road GILLINGHAM	MC453	Construct part 2/part 3 storey block of 7 x 1 bed flats
MC202179	95 Upper Luton Road Luton CHATHAM	SMC2625	Construct 1 x 4 bed detached dwelling.
MC202180	18 St Pauls Close Strood ROCHESTER	SMC2588	Construction of 2 bedroom end terrace house
MC202213	12 Balmoral Road GILLINGHAM	SMC2540	COU from doctors surgery to 5 bed HMO (C4)
MC202315	141 Nelson Road GILLINGHAM	SMC2619	Part retrospective to convert dwelling into 1 x 2 bed and 1 x 3 bed flats with extensions.
MC202338	1 Cazeneuve Street ROCHESTER		Change of use from hairdressers E(a) to hot food takeaway (SG)
MC202363	38 Parkwood Green Shopping Centre Parkwood GILLINGHAM		Change from café/restaurant E.b to Hot food take away SG.
MC202482	1st floor Neighbourhood Centre Princes Avenue Walderslade CHATHAM		Prior Notification for the change of use from SG to D1
MC202598	133 Luton Road Luton CHATHAM	SMC1907	Retrospective conversion of dwelling to 2 x 2 bed flats and 1 x studio flat with roof lights to front and rear.
MC202629	Willington House Ratcliffe Highway St Mary Hoo ROCHESTER	SMC2627	Convert existing garage to self contained dwelling.
MC202732	13 Elm Road GILLINGHAM	SMC2605	Convert residential unit into 1x1 bed and 1x2 bed flat.
MC202848	142 Napier Road GILLINGHAM	MC505	Construct a pair of 4 bed semi-detached dwellings with associated parking.
MC202945	218 Main Road Hoo ROCHESTER	MC608	7 Detached Self Build Dwellings
MC203015	44-45 Hills Terrace CHATHAM	MC540	Convert existing public house into 7 flats (4x1 bed and 2x3 bed) including insertion of new dormer windows and roof lights and extensions. Demolish chimney stacks and rear external stairs.
MC203082	153 Fairview Avenue Wigmore GILLINGHAM		COU from butchers shop to pizza takeaway shop.

Table 5: Policy monitoring, Section 1: Applications refused during the year

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Application No.	Address	Housing ref (if residential)	Description
MC203208	36 Kingswood Road GILLINGHAM	SMC2455	COU of existing HMO to 8 bed HMO (SG)
MC203310	18 St Pauls Close Strood ROCHESTER	SMC2588	Construction of a end 1x2bd terrace (Resubmission of MC202180)
MC203311		SMC2681	Conversion of existing loft space into 1x2 bedroom flat
MC203312	185 Frindsbury road Strood ROCHESTER	SMC2681	Conversion of existing loft space into 1 x2 bedroom flat
MC210036	87 Rock Avenue GILLINGHAM	SMC2615	COU from 6 bed HMO (C4) to 7 bed HMO (SG)
MC210088	142 Napier Road GILLINGHAM	MC505	Construct pair of 3 bed and 4 bed semi detached dwellings.
MC210245	75 Rochester Road Halling ROCHESTER	SMC2674	Construction of a pair semi-detached 3 bedroom dwellings
MC210257	1a Letchworth Avenue CHATHAM	SMC2574	Construction of a detached dwelling with associated parking

*** Refused on appeal*

Table 5: Policy monitoring, Section 1: Applications refused during the year

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Section 2: Reasons for refusal; applications refused during the year to 31 March 2021

Count of the number of times any particular reason has been used in connection with refusals.

See notes at end of report

Employment (mainly B1 - B8)

Development policy

Premature	0
Contrary to policy	1
Unsuitable for proposed use	0
Loss of residential accommodation	0
Outside defined development areas	0
Over development	0
Intensification	0
Not reflecting local needs	0
Demand on infrastructure	0

Sustainable economic development

Viability or vitality	0
Proliferation	0
Loss of existing facilities	0

Transport infrastructure

Highway safety	0
Vehicle parking arrangements	0
Impact on highway network	0
Loss of public car parking	0
Other transport issues	0

Design and layout

Size/massing	1
Local character	1
Street scene	0

Affect the setting of Listed Building or Ancient Monument	0
Affect the setting of Conservation Area	0
Backland development	1
Other design issues	0

Amenity and environment

Green Belt	0
Loss of open space	0
Loss of trees	0
Living conditions	0
Noise or disturbance	0
Overlooking	0
Other amenity or environmental issues	1

Other

Other	1
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Number of refusals connected with Employment (mainly B1 - B8) 2



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Residential

Development policy

Premature	0
Contrary to policy	32
Unsuitable for proposed use	1
Loss of residential accommodation	1
Outside defined development areas	6
Over development	15
Intensification	0
Not reflecting local needs	2
Demand on infrastructure	1

Sustainable economic development

Viability or vitality	5
Proliferation	0
Loss of existing facilities	4

Transport infrastructure

Highway safety	8
Vehicle parking arrangements	11
Impact on highway network	4
Loss of public car parking	0
Other transport issues	7

Design and layout

Size/massing	28
Local character	35
Street scene	18

Affect the setting of Listed Building or Ancient Monument	2
Affect the setting of Conservation Area	3
Backland development	1
Other design issues	8

Amenity and environment

Green Belt	0
Loss of open space	0
Loss of trees	4
Living conditions	28
Noise or disturbance	4
Overlooking	7
Other amenity or environmental issues	33

Other

Other	14
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Number of refusals connected with Residential 70

Mixed use

Development policy

Premature	0
Contrary to policy	3
Unsuitable for proposed use	0
Loss of residential accommodation	0
Outside defined development areas	1
Over development	0
Intensification	1
Not reflecting local needs	0
Demand on infrastructure	0

Sustainable economic development

Viability or vitality	0
Proliferation	0
Loss of existing facilities	0

Transport infrastructure

Highway safety	4
Vehicle parking arrangements	1
Impact on highway network	1
Loss of public car parking	0
Other transport issues	1

Design and layout

Size/massing	2
Local character	3
Street scene	2

Affect the setting of Listed Building or Ancient Monument	1
Affect the setting of Conservation Area	1
Backland development	0
Other design issues	3

Amenity and environment

Green Belt	0
Loss of open space	1
Loss of trees	0
Living conditions	2
Noise or disturbance	1
Overlooking	0
Other amenity or environmental issues	4

Other

Other	1
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Number of refusals connected with Mixed use 6



Commercial leisure and other commercial uses

<i>Development policy</i>		<i>Transport infrastructure</i>		<i>Amenity and environment</i>	
Premature	0	Highway safety	1	Green Belt	0
Contrary to policy	5	Vehicle parking arrangements	2	Loss of open space	0
Unsuitable for proposed use	0	Impact on highway network	1	Loss of trees	0
Loss of residential accommodation	1	Loss of public car parking	0	Living conditions	4
Outside defined development areas	0	Other transport issues	1	Noise or disturbance	5
Over development	1			Overlooking	0
Intensification	1			Other amenity or environmental issues	3
Not reflecting local needs	0				
Demand on infrastructure	0				
<i>Sustainable economic development</i>		<i>Design and layout</i>		<i>Other</i>	
Viability or vitality	1	Size/massing	0	Other	3
Proliferation	2	Local character	1		
Loss of existing facilities	2	Street scene	2		
		Affect the setting of Listed Building or Ancient Monument	0		
		Affect the setting of Conservation Area	0		
		Backland development	0		
		Other design issues	0		
		Number of refusals connected with Commercial leisure and other commercial uses		14	

Retail (A1)

<i>Development policy</i>		<i>Transport infrastructure</i>		<i>Amenity and environment</i>	
Premature	0	Highway safety	8	Green Belt	0
Contrary to policy	16	Vehicle parking arrangements	1	Loss of open space	0
Unsuitable for proposed use	1	Impact on highway network	3	Loss of trees	1
Loss of residential accommodation	1	Loss of public car parking	0	Living conditions	9
Outside defined development areas	4	Other transport issues	3	Noise or disturbance	2
Over development	1			Overlooking	4
Intensification	0			Other amenity or environmental issues	7
Not reflecting local needs	0				
Demand on infrastructure	0				
<i>Sustainable economic development</i>		<i>Design and layout</i>		<i>Other</i>	
Viability or vitality	1	Size/massing	6	Other	6
Proliferation	0	Local character	10		
Loss of existing facilities	0	Street scene	11		
		Affect the setting of Listed Building or Ancient Monument	0		
		Affect the setting of Conservation Area	0		
		Backland development	1		
		Other design issues	2		
		Number of refusals connected with Retail (A1)		24	

Total number of refusals 116

Notes:

This count uses a set of 32 generic reasons for refusal.

This set of reasons has been compiled by analysis of refusals over a number of years to obtain the widest range of potential reasons.

Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year



6) Medway Local Aggregates Assessment 2021

The Local Aggregate Assessment for 2021 will be available and published with the Authority Monitoring Report in December 2022.

The Local Aggregate Assessment for 2020 can be found at the end of Volume 2 of the 2020 Authority Monitoring Report.

